

BAR Meeting  
November 16, 2016

**ISSUE:** Partial Demolition/Capsulation and Addition/Alterations

**APPLICANT:** Brian Klotz and David Terry

**LOCATION:** 412 Wolfe Street

**ZONE:** RM / Residential

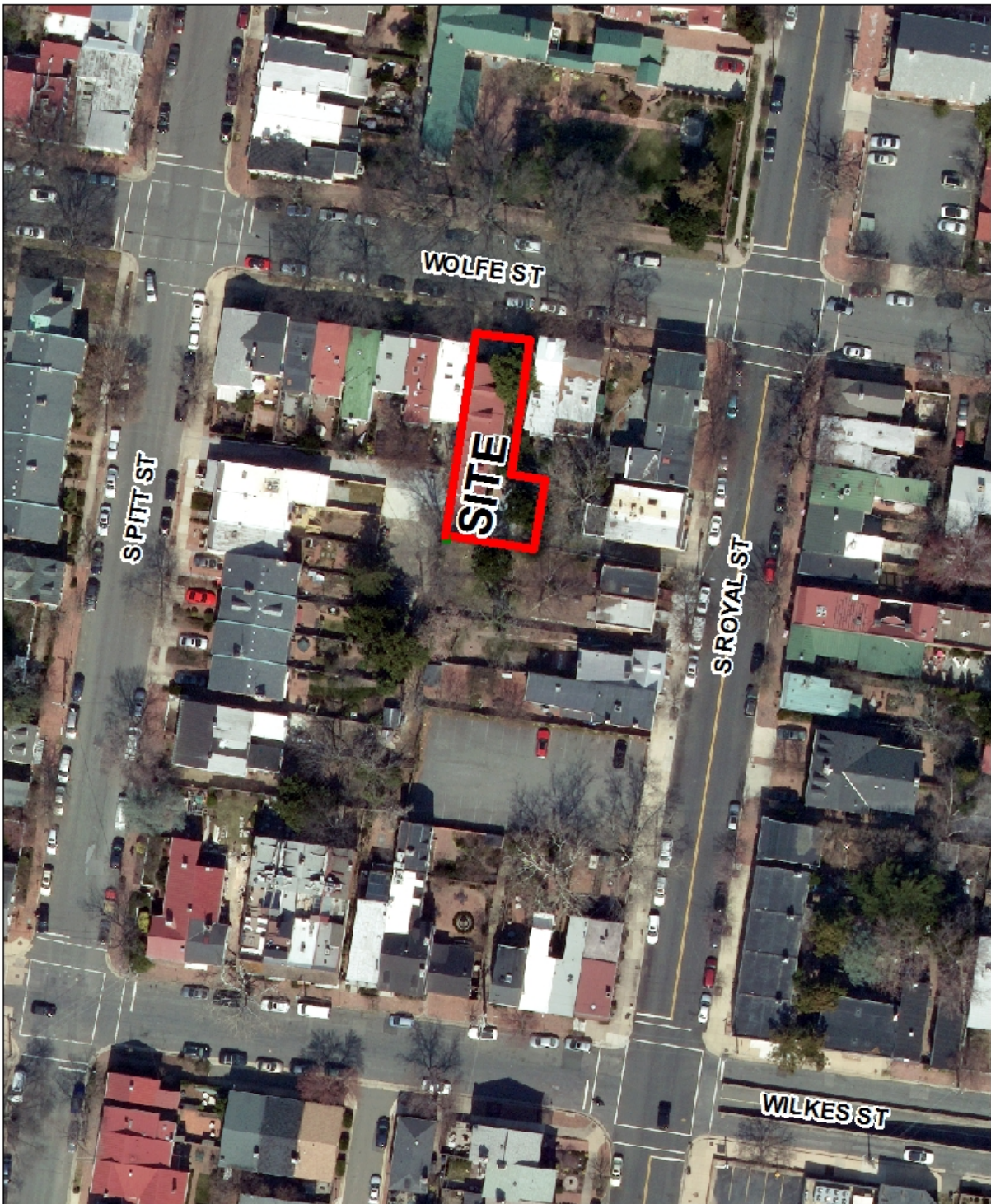
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**STAFF RECOMMENDATION**

Staff recommends approval with the condition that the applicant work with staff on stylistically appropriate architectural detailing and refinements to the second story of the rear addition, as directed by the Board at the hearing.

**GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



**BAR2016-00363 & 00364**



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2016-0363) and Certificate for Appropriateness (BAR #2016-0364) for clarity and brevity.

## **I. ISSUE**

The applicant is requesting approval of a Permit to Demolish for the following:

- Demolish two bowed bay windows on east elevation
- Remove less than half of existing roof on main block
- Demolish roof of one-story rear addition

The applicant is requesting approval of a Certificate of Appropriateness for the following:

- Reconfigure two entrance doors, surrounds and stoops on east elevation
- Reconstruct existing two-story porch with new columns and railings
- Construct two-story cantilevered box bay on east elevation
- Construct new one-story box bay on east elevation, south of side door, to be joined with a single pent roof above the first story
- Construct second story addition above one-story rear addition on south elevation with rooftop HVAC units screened by a painted wood railing
- Construct a thirty foot wide shed dormer on southern half of roof (toward rear and side yard)
- Replace existing standing seam metal roof with asphalt architectural shingles
- Replace all windows with clad simulated divided light windows
- Construct an egress window well on the front (north) elevation

The proposed materials include painted Hardie brand fiber-cement panel and trim, asphalt architectural-grade shingles, aluminum-clad wood windows and doors with simulated divided lights.

## **II. HISTORY**

412 Wolfe Street is a freestanding “Flounder Revival” brick townhouse constructed in **1965**. It features a two-story side porch and various Colonial Revival details. Beyond the initial approval in May of 1965, staff could locate no subsequent BAR approvals.

The alley to the rear is *private*.

## **III. ANALYSIS**

### Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into	No

	a historic house?	
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

Staff has no objection to the proposed selective demolition on this 1965 structure, as these elements display no old and unusual or uncommon design or texture and the materials are still readily available.

*Certificate of Appropriateness for an Addition*

Regarding residential additions, the *Design Guidelines* state the Board's preference for "...contextual background buildings which allow historic structures to maintain the primary visual importance," and for "...addition designs that are respectful of the existing structure and which seek to be background statements or which echo the design elements of the existing structure." (Residential Additions – Page 2 & 5) The visibility of the proposed additions is relatively limited due to its location set back from Wolfe Street. Although the alley to the rear is private, the second story addition will be visible from South Pitt Street. The construction of a second story addition over a one story addition is a common approach for expanding a house without expanding the footprint. This particular addition will read as an enclosed upper story rear porch, a common design solution. While the approach is appropriate, staff recommends some refinements. As drawn, the panels lack the detailing typical of enclosed porches. Staff recommends further detailing such as raised panels or the use of shutters in the closed position. The single rear window on the south elevation of the addition appears disproportionate. Staff recommends that this window be made to fit the panel opening and perhaps balanced with an alternate one on the other side. Staff supports the scale, mass and design concept for this element but recommends a condition requiring the applicant work with staff for refinements as part of the building permit process.

The applicant is also requesting a third floor addition in the form of a shed dormer approximately thirty feet in width on the rear half of the building. Shed dormers are not architecturally appropriate on a Flounder Revival style dwelling and staff strongly discouraged the applicant's original request for a second shed dormer to replace the existing gable dormers on the front portion of the house. However, shed dormers are typically approved by the BAR for rear elevations of modern structures and in this case staff supports the rear shed dormer because it is

appropriate in scale and form, located at the rear of the dwelling and it will only be obliquely visible from Wolfe Street.

Staff is careful to note that a shed dormer would not be appropriate on the front of most historic structures in Old Town because they are stylistically inappropriate on anything constructed prior to the availability of low slope roofing materials in the early 20<sup>th</sup> century and because they generally necessitate demolition of the majority of the historic roof structure.

*Certificate of Appropriateness for Alterations*

The applicant proposes a number of small and moderate alterations for the property, all of which are generally in keeping with the building's Colonial Revival architectural vocabulary. The reworking and expansion of existing bays is appropriate and it should be noted that the updated bays will be minimally and only obliquely visible. As the current porch columns are deteriorated and lack refinement, staff has no objection to the reconstruction of the porch with Doric columns that are visually stronger. The changes to the entries and stoops are all appropriate. The replacement windows must meet the performance standards listed in the BAR's Window Policy. The construction of a painted wood railing on the new rear addition will adequately screen the proposed rooftop mechanical equipment in that location.

The BAR's Roof Materials Policy states that "Metal roofing must be replaced with the same style metal roofing" and that "Composition shingle roofing is generally discouraged but architectural grade composition shingles may be appropriate in weathered wood or slate blend colors" on new structures and additions. Staff can, therefore, support composition shingles in this instance because the house is mid-20<sup>th</sup> century, is set back from the street and the side sloping shed roof is minimally visible from a public way.

In summary, staff commends the comprehensive application materials and supports this project with the conditions noted above, finding the totality of the requests to appropriately improve this building.

**STAFF**

Catherine K. Miliaras, Principal Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

#### **IV. CITY DEPARTMENT COMMENTS**

Legend: C- code requirement R- recommendation S- suggestion F- finding

##### **Zoning Comments**

F-1 Based on revised FAR and floor plans (dated 11/1/16) the proposed addition complies with zoning.

##### **Code Administration**

No comments received.

##### **Transportation and Environmental Services**

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F2. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:  
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.  
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C3. Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Alexandria Archaeology**

No comments received

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2016-0363 & 2016-0364: 412 Wolfe Street*





N/F HALLOY  
(DEED BOOK 1279, PAGE 1619)

8' ALLEY

N/F SILVERMAN  
(DEED BOOK 947, PAGE 194)

LEGEND:

- I.P.F. DENOTES IRON PIPE FOUND  
-X- DENOTES FENCE LINE  
N/F DENOTES NOW OR FORMERLY  
I.R.F. DENOTES IRON ROD FOUND  
-T,E&C- DENOTES OVERHEAD TELEPHONE,  
ELECTRIC, AND CABLE LINES

N/F SILVERMAN  
(DEED BOOK 935, PAGE 818)

NOTES:

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS SHOWN ON F.E.M.A. MAP # 5155190041E EFFECTIVE DATE: JANUARY 5, 1995
- 3) THIS SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES. (INCLUDING FENCES)
- 4) LOCATION OF FENCES (IF ANY) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
- 5) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED BY MAP-BLOCK-LOT # 074.04-08-09
- 6) PROPERTY CORNERS NOT SET PER WAIVER REQUEST.
- 7) EASEMENTS, B.R.L'S & MERIDIAN, IF SHOWN HEREON, ARE AS DELINEATED ON PLAT RECORDED IN DEED BOOK 606, PAGE 548 (UNLESS NOTED OTHERWISE).
- 8) NO CORNER MONUMENTATION FOUND IN THIS AREA. BOUNDARY LINES ESTABLISHED FROM EXISTING PHYSICAL EVIDENCE.
- 9) SURVEY BASED ON SURVEY BY KEPHART & COMPANY.



Application & Materials  
BAR2016-00363 & 00364  
412 Wolfe Street  
10/17/2016

HOUSE LOCATION SURVEY

**LOT 2** OF THE SUBDIVISION OF  
**MALCOLM W. CAGLE**  
CITY OF ALEXANDRIA, VIRGINIA

**B.W. SMITH AND ASSOCIATES, INC.**

PROFESSIONAL LAND SURVEYING  
MANASSAS, VIRGINIA (703) 368-5866 www.bwsmithassoc.com

DFT: J.N.R.

CHK: T.J.F.

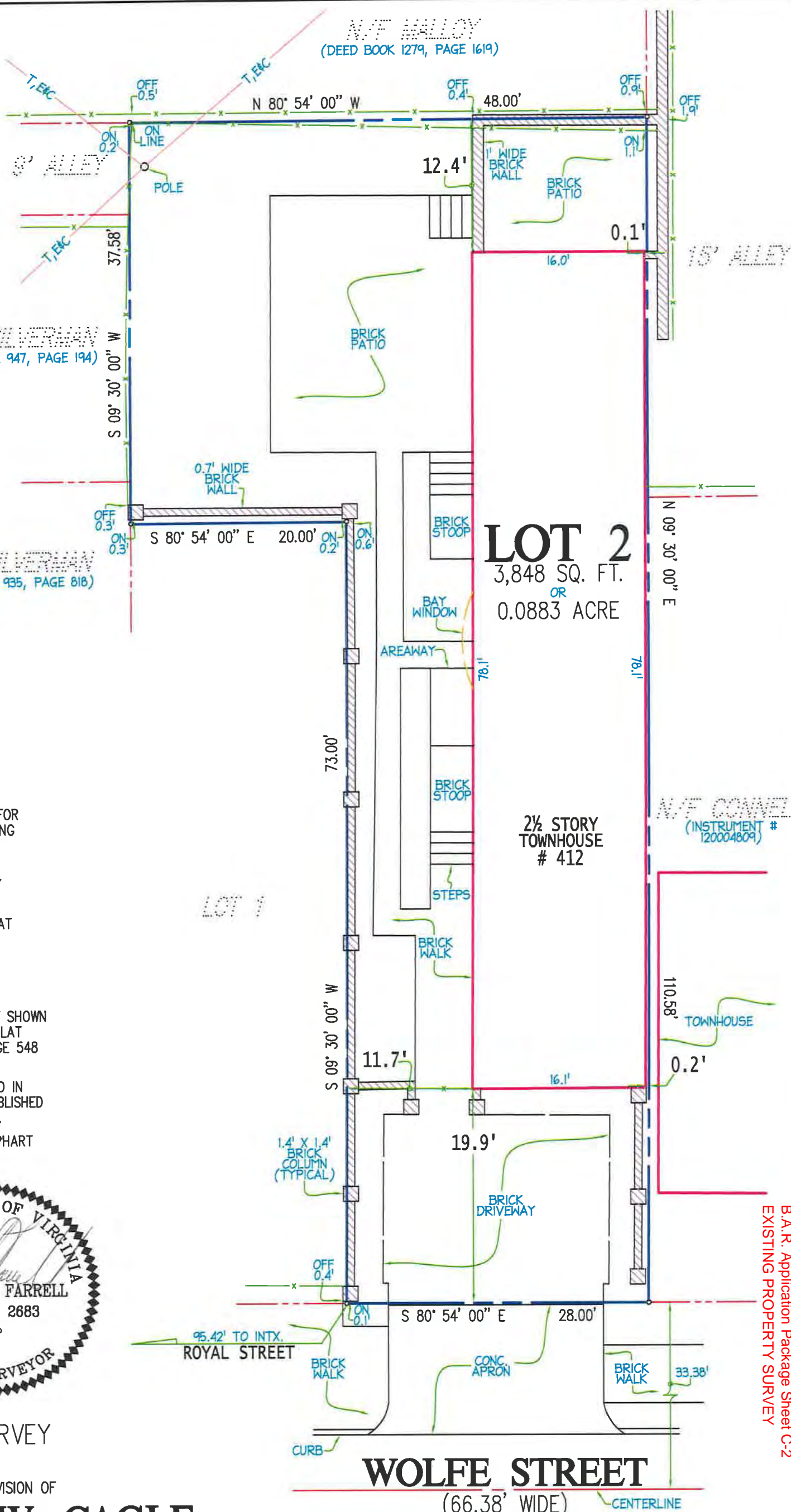
NO TITLE REPORT FURNISHED

SCALE= 1" = 10'

FIELD CREW: D. CONRAD

JOB# 20160733

DATE: 04/12/16







N/F HALLOY  
(DEED BOOK 1279, PAGE 1619)

N/F SILVERMAN  
(DEED BOOK 947, PAGE 194)

N/F SILVERMAN  
(DEED BOOK 935, PAGE 818)

N/F CONNELL  
(INSTRUMENT # 120004809)

LEGEND:

- I.P.F. DENOTES IRON PIPE FOUND
- X- DENOTES FENCE LINE
- N/F DENOTES NOW OR FORMERLY
- I.R.F. DENOTES IRON ROD FOUND
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FIELD CREW: D. CONRAD

JOB# 20160733

DATE: 04/12/16

B.A.R. Application Package Sheet C-3  
PROPOSED PROPERTY SURVEY



# DEPARTMENT OF PLANNING AND ZONING

## FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

### A. Property Information

A1. Street Address 412 Wolfe Street Zone RM

A2. 3,848 S.F. x 1.5 = 5,772 S.F.  
*Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area*

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1249.6	Basement**	1249.6
First Floor	1249.6	Stairways**	162 (1st & 2nd only)
Second Floor	1131	Mechanical**	0
Third Floor	1131	Other**	400
Porches/ Other	164	Total Exclusions	1811.6
<b>Total Gross *</b>	<b>4925.2</b>		

B1. Existing Gross Floor Area \*  
4925.2 Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
1811.6 Sq. Ft.

B3. Existing Floor Area minus Exclusions  
3113.6 Sq. Ft.  
 (subtract B2 from B1)

### C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	77	Stairways**	0
Second Floor	163	Mechanical**	0
Third Floor	112	Other**	0
Porches/ Other	0	Total Exclusions	0
<b>Total Gross *</b>	<b>352</b>		

C1. Proposed Gross Floor Area \*  
352 Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
0 Sq. Ft.

C3. Proposed Floor Area minus Exclusions  
352 Sq. Ft.  
 (subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 3465.6 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 5772 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

### F. Open Space Calculations

Existing Open Space	2169.4
Required Open Space	1346.8
Proposed Open Space	2112.6

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Evin 2. May

Date: 11/1/2016

Application & Materials

BAR2016-00363 & 00364

412 Wolfe Street

11/1/2016

**412 Wolfe Street – FAR/OS Calculation Breakdown****October 17, 2016****Existing Exclusions:** (per Zoning Ordinance Section 3, 2-145(B); refer to attached floor plans)

1. Basement	= 1249.6
2. Stairways	
- 1st Floor, front stair	= 45
- 1st Floor, rear stair	= 38
- 2nd Floor, front stair	= 44
- 2nd Floor, rear stair	= 35
3. <u>Third Floor</u>	= 1131 (all ceilings are less than 7'-6" a.f.f.)
<b>TOTAL EXISITNG EXCLUSIONS</b>	<b>= 2542.6</b>

**Proposed New Floor Areas***First Floor*

1. New 2-story Cantilevered Box Bay	= 8
2. New First Floor Box Bay	= 30
3. New Floor Area at demolished rear stair	= 39

*Second Floor*

4. New 2-Story Cantilevered Box Bay	= 8
5. New Floor Area at demolish rear stair	= 35
6. <u>New Master Closet Addition</u>	= 120
<b>TOTAL NEW FLOOR AREA</b>	<b>= 240</b>

**Open Space****EXISTING LOT SIZE = 3848****35% REQUIRED OPEN SPACE = 1346.8****EXISTING LOT COVERAGE**

Main House Footprint	= 1249.6
Porch	= 164
10" eave overhang at existing main shed roof	= 26 + 39 = 65
(1) parking space	= (10'x20') = 120
<b>TOTAL EXISTING COVERAGE</b>	<b>= 1678.6</b>

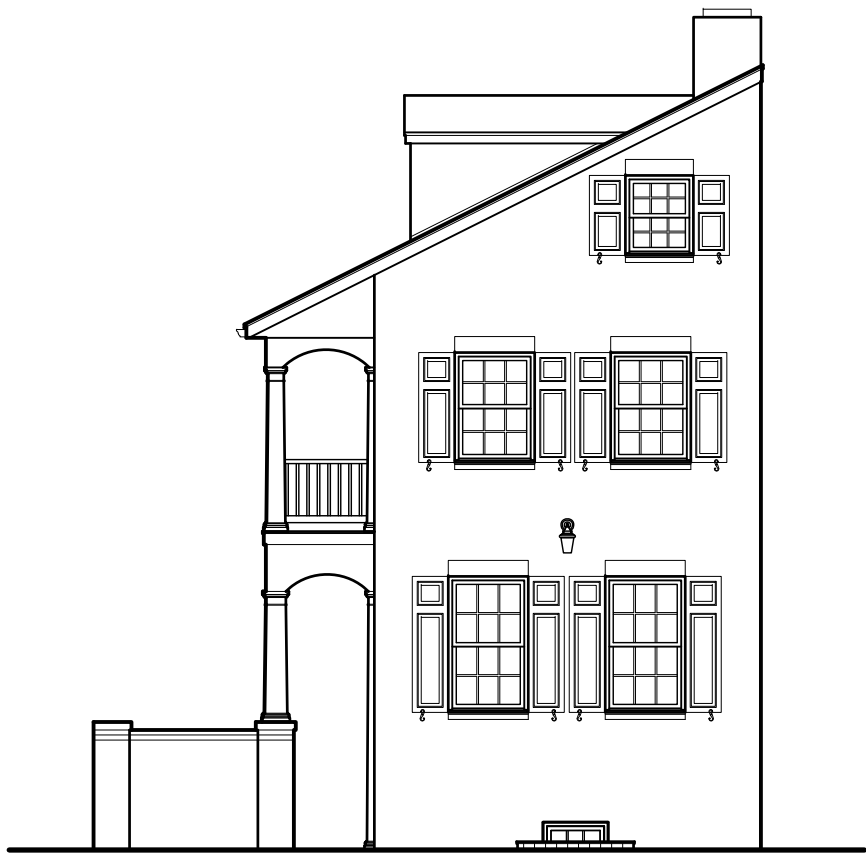
**EXISTING OPEN SPACE (3848 – 1678.8) = 2169.4****PROPOSED LOT COVERAGE**

New First Floor Box Bay	= 30
12" eave overhang at Box Bay	= 18.6
New Cantilevered Box Bay	= 8 (no roof overhang)
<b>TOTAL NEW COVERAGE</b>	<b>= 56.6</b>

**PROPOSED OPEN SPACE (3848 – 1678.8 – 56.6) = 2112.6**

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KLOTZ-TERRY RESIDENCE  
BOARD OF ARCHITECTURAL REVIEW  
OCTOBER 17, 2016



DRAWING INDEX	
C-1	Cover Sheet, Drawing Index
C-2	Existing Site Survey
C-3	Proposed Site Survey
C-4	FAR and Open Space Worksheet
C-5	Existing Exterior Photos
C-6	Existing Exterior Photos
C-7	Existing Exterior Photos
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EX-1	FIRST Floor - Existing/Demolition Plan
EX-2	SECOND Floor - Existing/Demolition Plan
EX-3	ATTIC Floor - Existing/Demolition Plan
EX-4	East Side Elevation- Existing/Demolition
EX-5	West Side Elevation-Existing/Demolition
EX-6	North (Front) and South (Rear) Elevations - Existing/Demolition
A-0	BASEMENT Floor - Proposed Plan
A-1	FIRST Floor - Proposed Plan
A-2	SECOND Floor - Proposed Plan
A-3	ATTIC Floor - Proposed Plan
A-4	East Side - Proposed Elevation
A-5	West Side - Proposed Elevation
A-6	North (Front) and South (Rear) - Proposed Elevations

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FRONT - FROM WOLFE ST.



FRONT - FROM WOLFE ST.



LEFT SIDE MASONRY PILLAR



RIGHT SIDE MASONRY PILLAR



FRONT - FROM WOLFE ST.

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WALKWAY TO FRONT ENTRY  
 ON EAST SIDE OF HOUSE







PORCH LOOKING TO FRONT DRIVEWAY



ENTRY AREA ON EAST SIDE OF HOUSE



PORCH LOOKING TO FRONT DRIVEWAY



EAST SIDE OF HOUSE LOOKING TO FRONT OF PROPERTY



REAR AND EAST SIDE OF HOUSE

Application & Materials  
BAR2016-00363 & 00364  
412 Wolfe Street  
10/17/2016

Erin May, Architect

erin@erinmayarch.com  
703.836.6666

**Klotz-Terry Residence**

412 Wolfe Street  
Alexandria, Virginia 22314

## EXISTING EXTERIOR PHOTOS

14

B.A.R. Submittal  
10/17/2016  
Scale: 3/16" = 1'-0"

**C-6**





REAR OF HOUSE FROM ALLEY

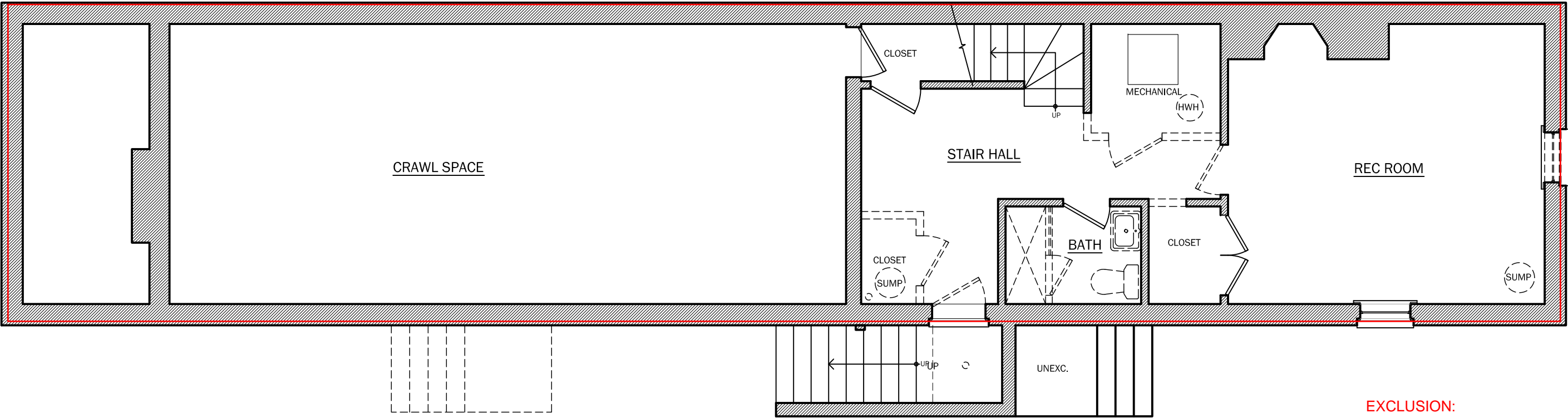


WEST SIDE OF HOUSE FROM REAR ALLEY



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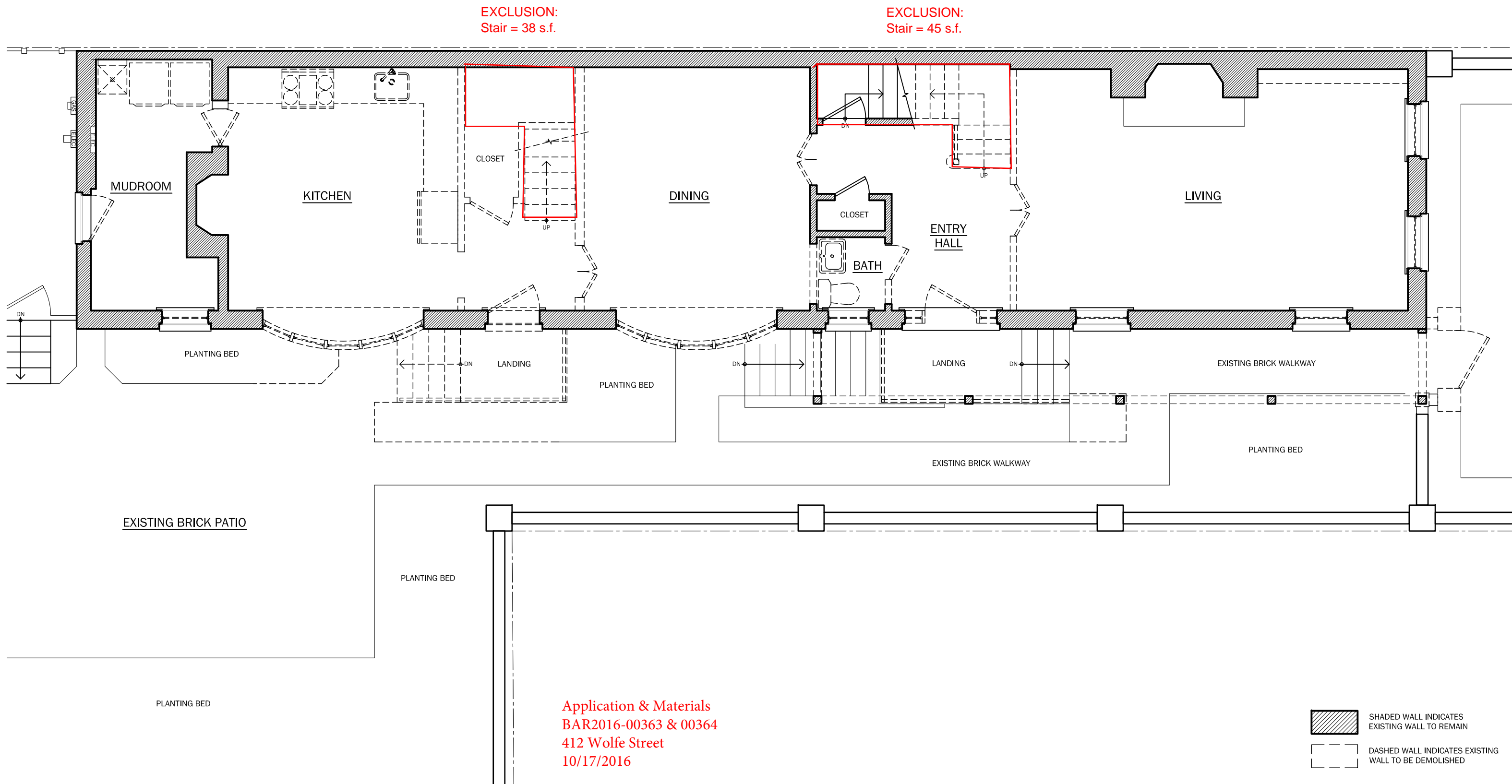
WEST SIDE OF HOUSE WALL  
SHOWING DETACHED NEIGHBOR



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SHADED WALL INDICATES  
EXISTING WALL TO REMAIN  
DASHED WALL INDICATES EXISTING  
WALL TO BE DEMOLISHED





Erin May, Architect

erin@erinmayarch.com  
703.836.6666

Klotz-Terry Residence

412 Wolfe Street  
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## FIRST FLOOR EXISTING / DEMOLITION PLAN

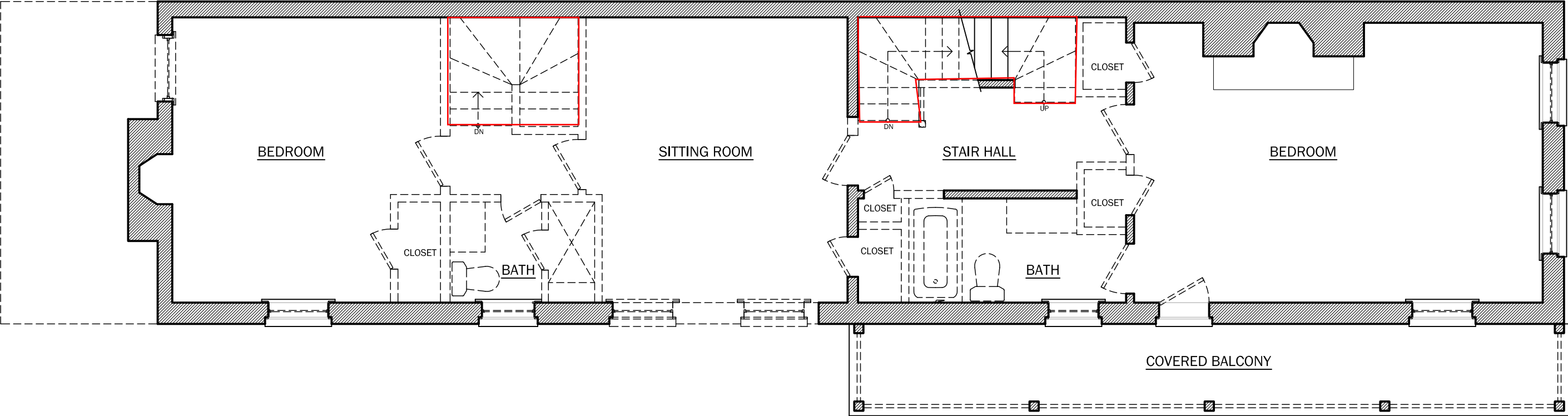
17

B.A.R. Submittal  
10/17/2016  
Scale: 3/16" = 1'-0"

EX-1

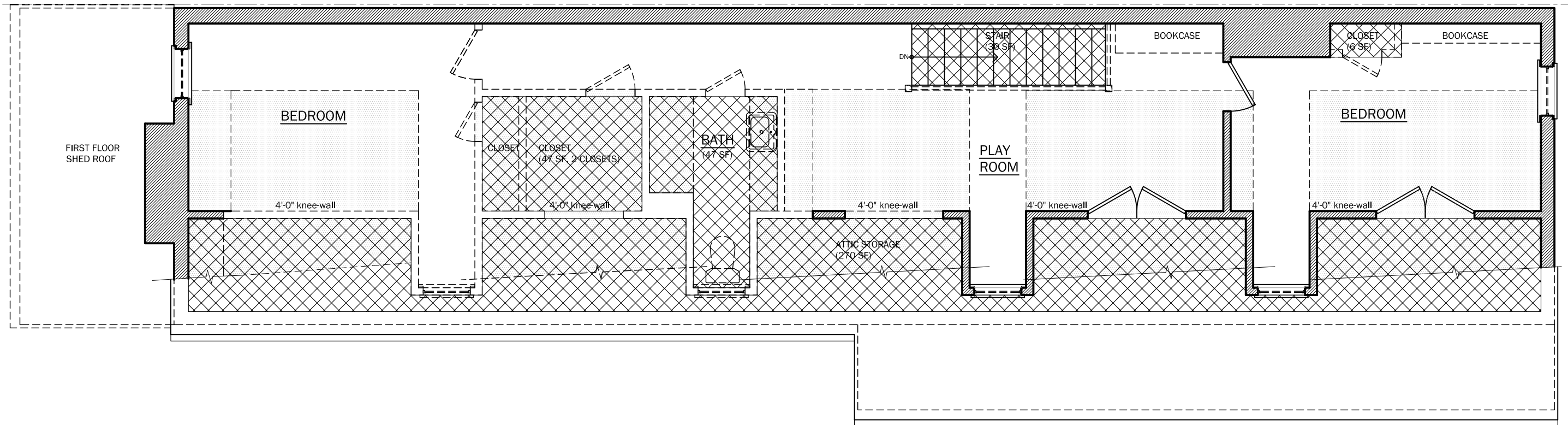
EXCLUSION:  
Stair = 25 s.f

EXCLUSION:  
Stair = 44 s.f.







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SHADED WALL INDICATES  
EXISTING WALL TO REMAIN  
DASHED WALL INDICATES EXISTING  
WALL TO BE DEMOLISHED



Application & Materials  
 BAR2016-00363 & 00364 412  
 Wolfe Street  
 11/1/2016  
 REVISED

-  SHADED AREA INDICATES F.A.R. EXCLUSIONS = 400 SF
-  SHADED WALL INDICATES EXISTING WALL TO REMAIN
-  HATCH INDICATES SLOPED CEILING ABOVE
-  DASHED WALL INDICATES EXISTING WALL TO BE DEMOLISHED

Erin May, Architect  
 erin@erinmayarch.com  
 703.836.6666


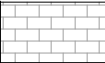

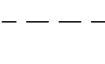
**Klotz-Terry Residence**  
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 Alexandria, Virginia 22314

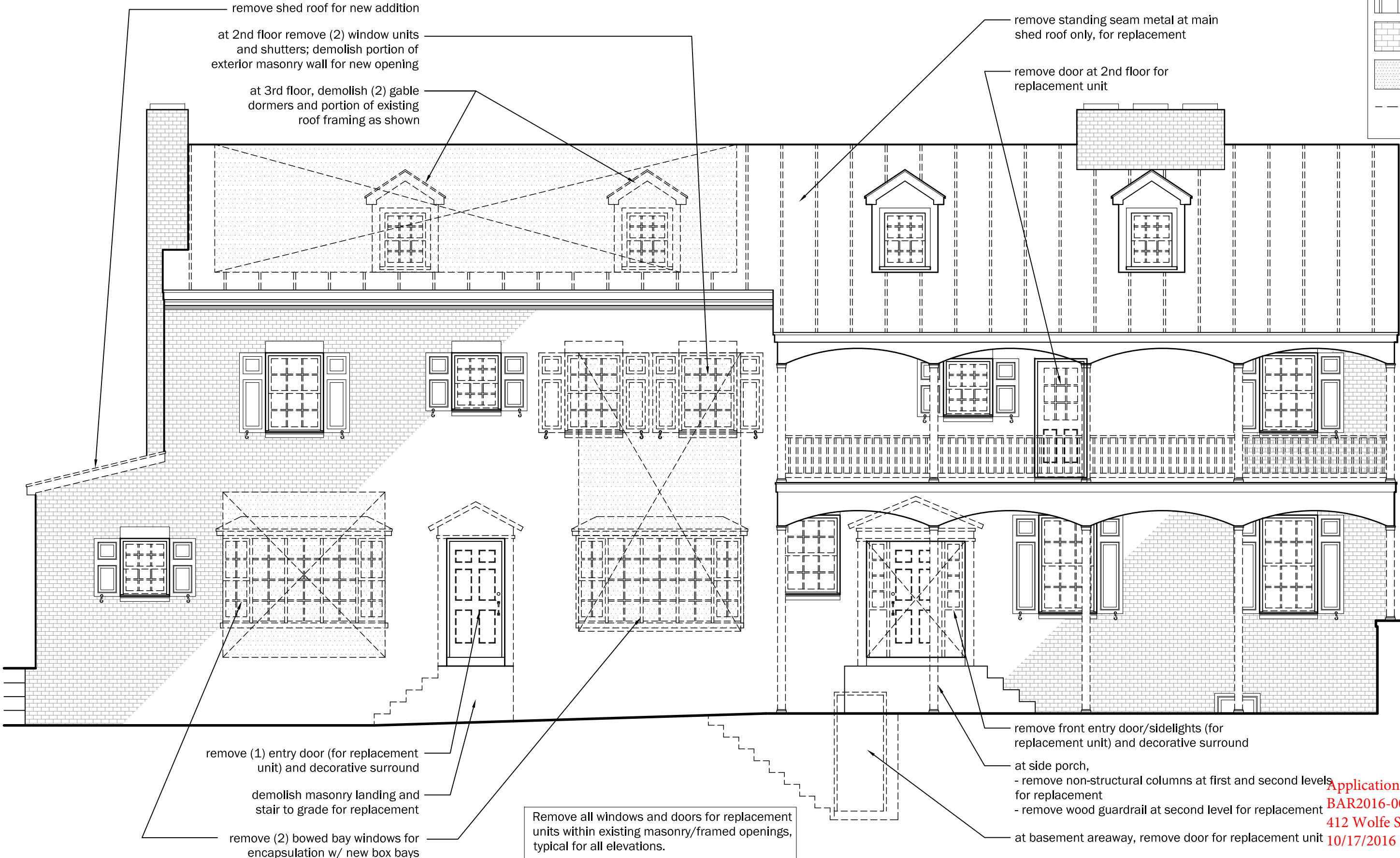
## THIRD FLOOR EXISTING / DEMOLITION PLAN

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B.A.R. Submittal  
~~10/17/2016~~ UPDATED 11/1/2016  
 Scale: 3/16" = 1'-0"

**EX-3**

MATERIAL LEGEND	
	standing seam tin roof
	unpainted brick
	area of encapsulation
	dashed lines indicate element to be removed or demolished



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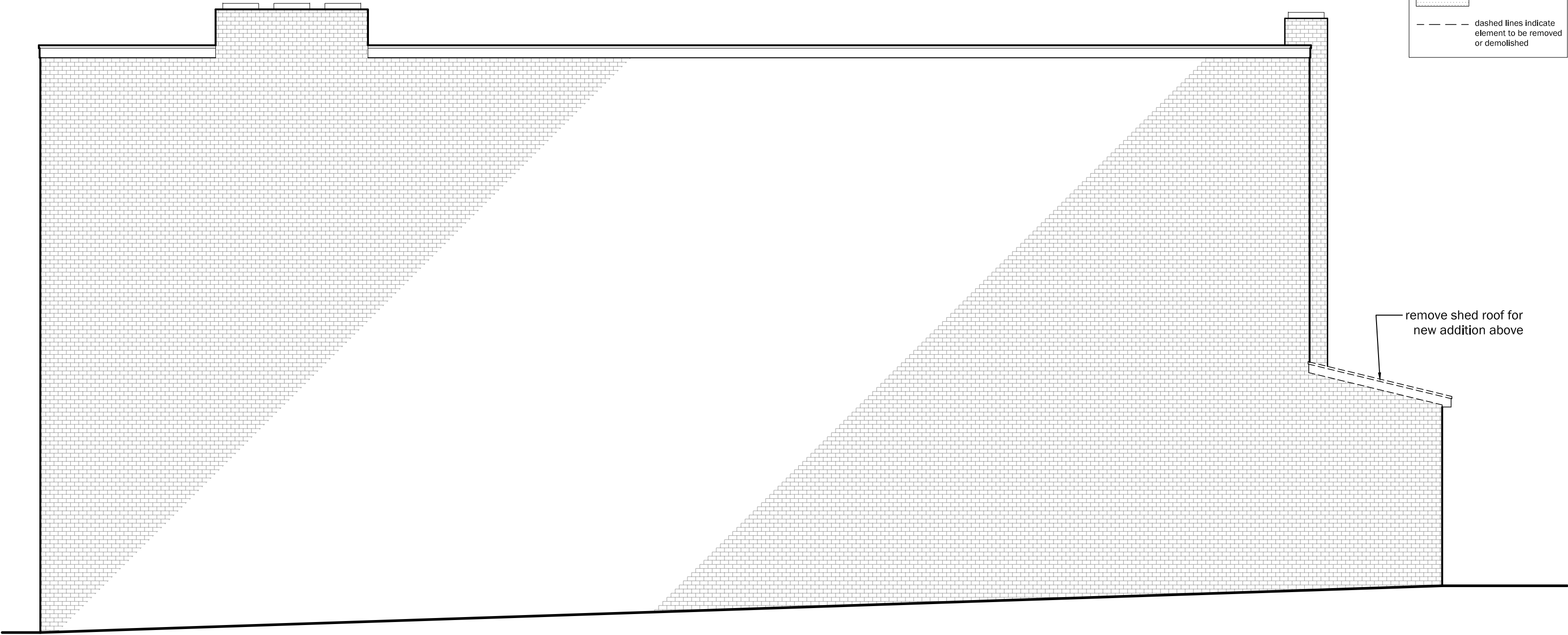
MATERIAL LEGEND

standing seam tin roof





unpainted brick

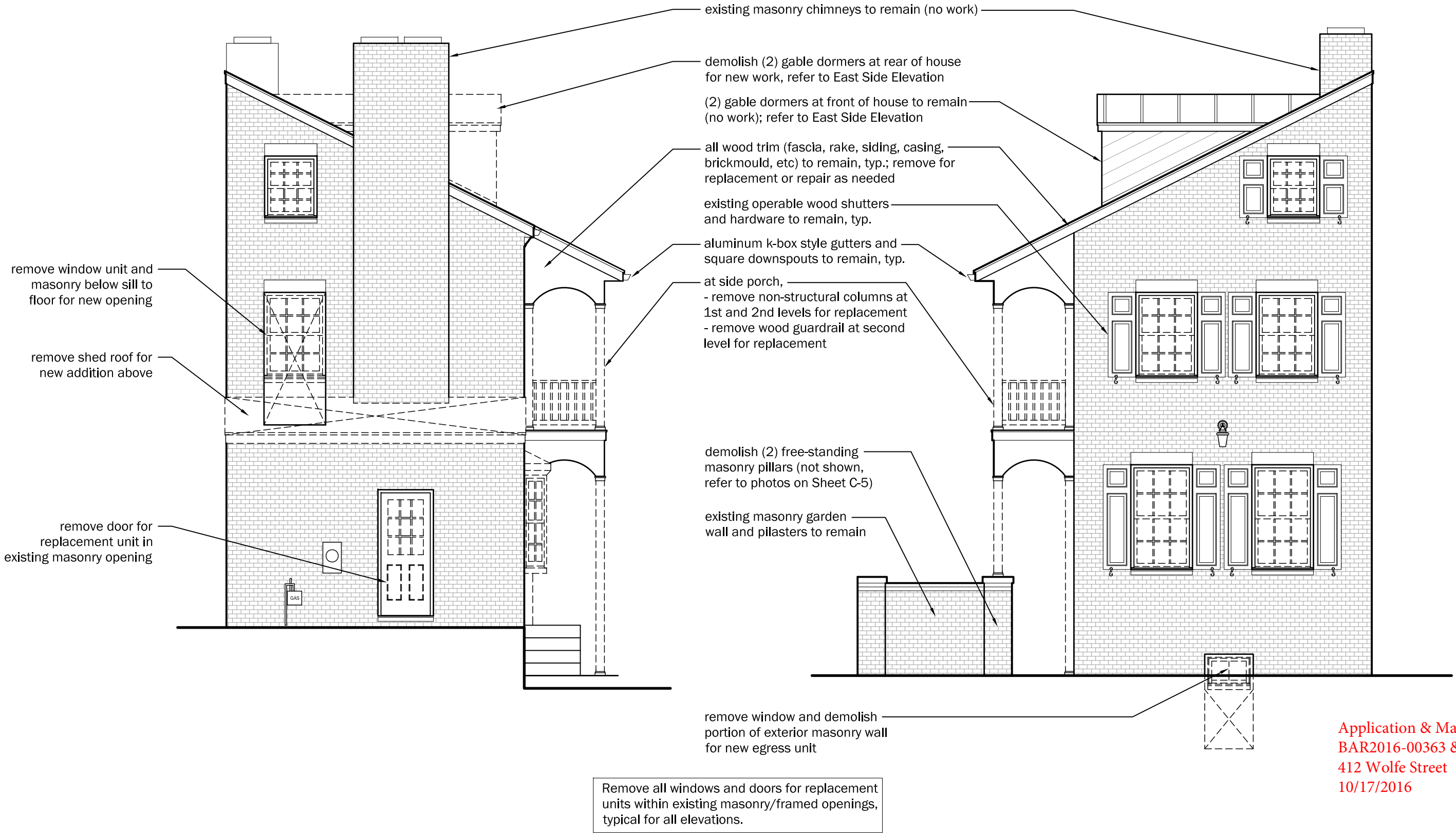
area of encapsulation

dashed lines indicate element to be removed or demolished

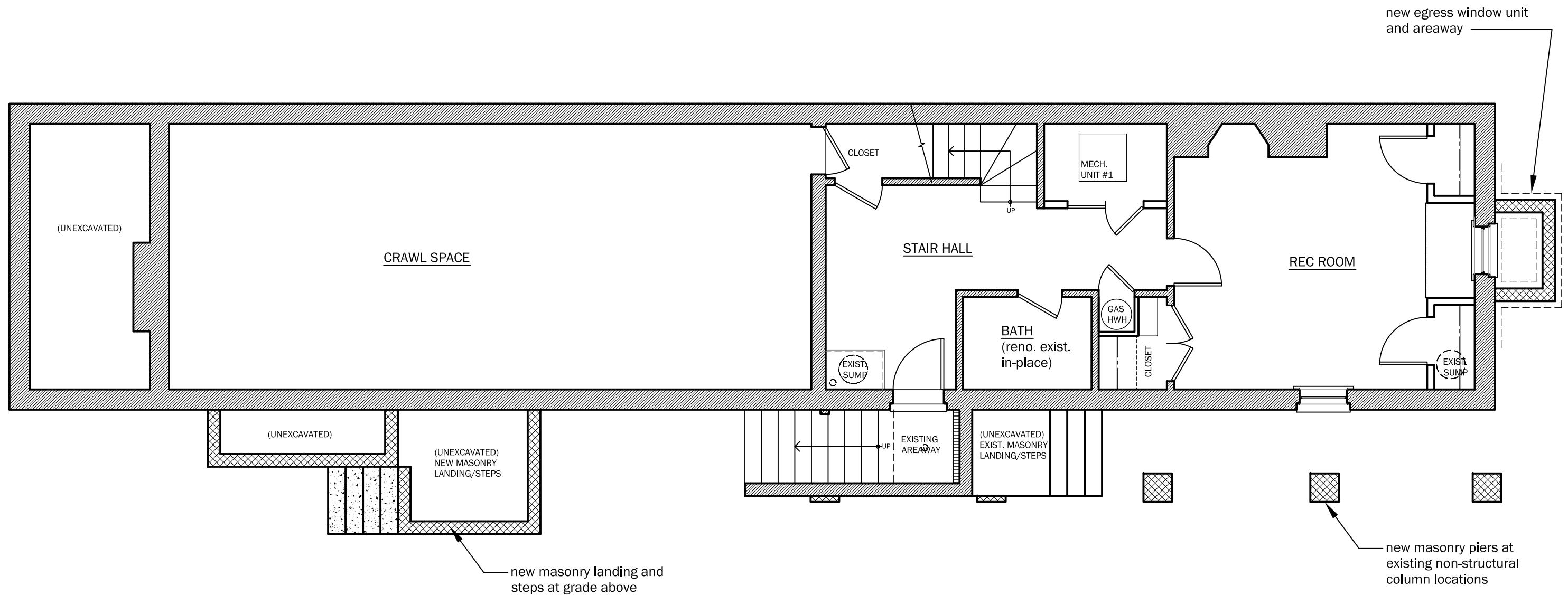


Application & Materials  
BAR2016-00363 & 00364  
412 Wolfe Street  
10/17/2016

MATERIAL LEGEND	
	standing seam tin roof
	unpainted brick
	area of encapsulation
	dashed lines indicate element to be removed or demolished



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SHADED WALL INDICATES  
 EXISTING WALL TO REMAIN

CLEAR WALL INDICATES  
 NEW CONSTRUCTION

Erin May, Architect

erin@erinmayarch.com  
 703.836.6666

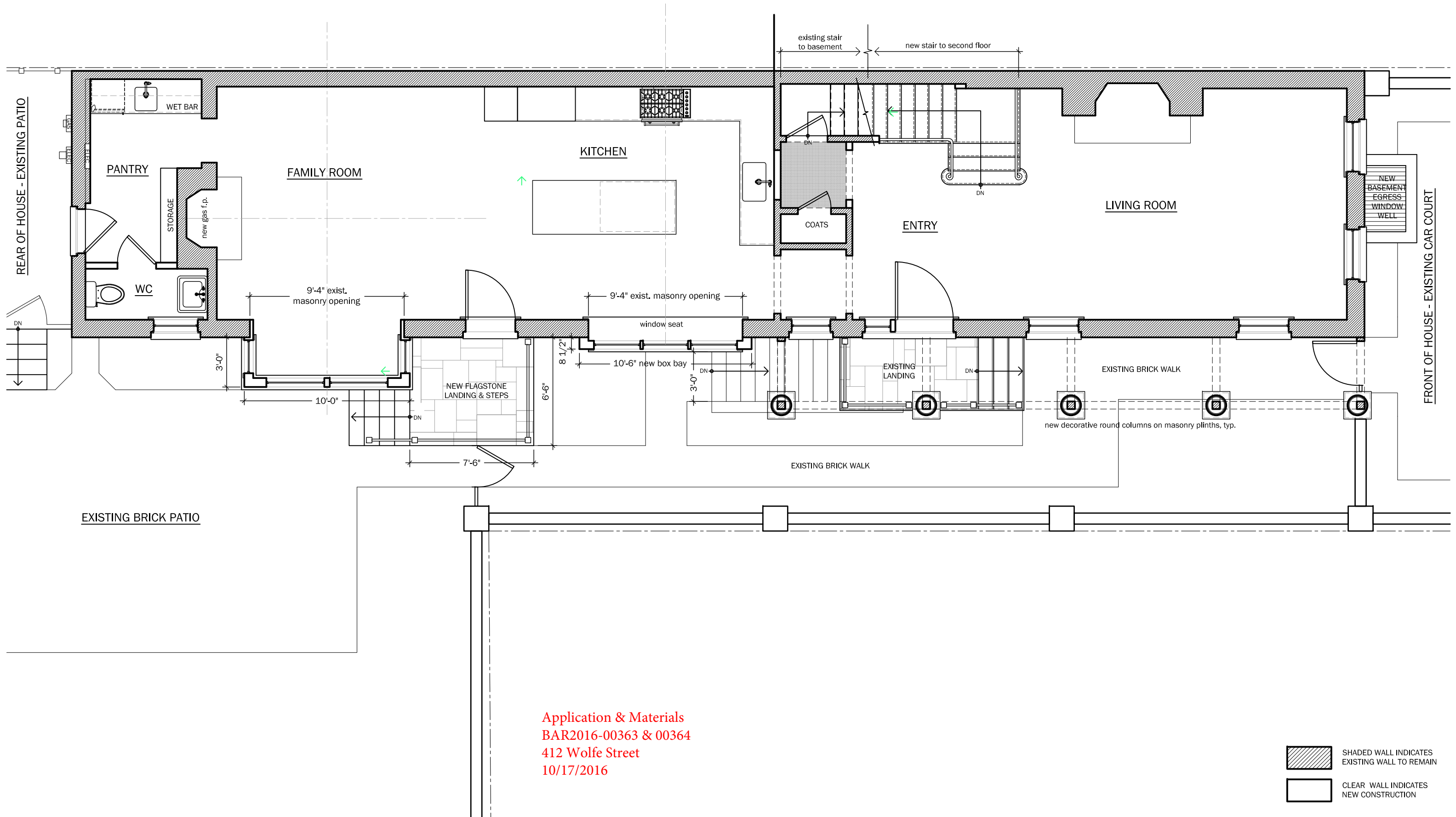
Klotz-Terry Residence  
 412 Wolfe Street  
 Alexandria, Virginia 22314

## BASEMENT FLOOR PLAN - EXISTING

23

B.A.R. Submittal  
 10/17/2016  
 Scale: 3/16" = 1'-0"

A-0



Erin May, Architect

erin@erinmayarch.com  
703.836.6666

**Klotz-Terry Residence**

412 Wolfe Street  
Alexandria, Virginia 22314

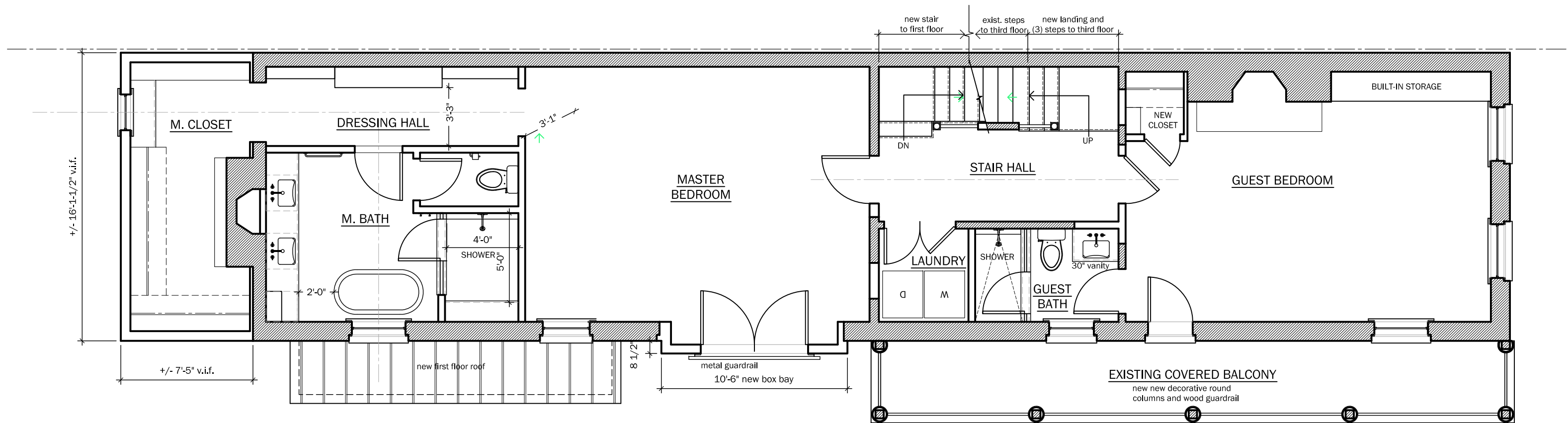
## PROPOSED FIRST FLOOR PLAN

24

B.A.R. Submittal  
10/17/2016  
Scale: 3/16" = 1'-0"

**A-1**





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 10/17/2016

Erin May, Architect

erin@erinmayarch.com  
 703.836.6666

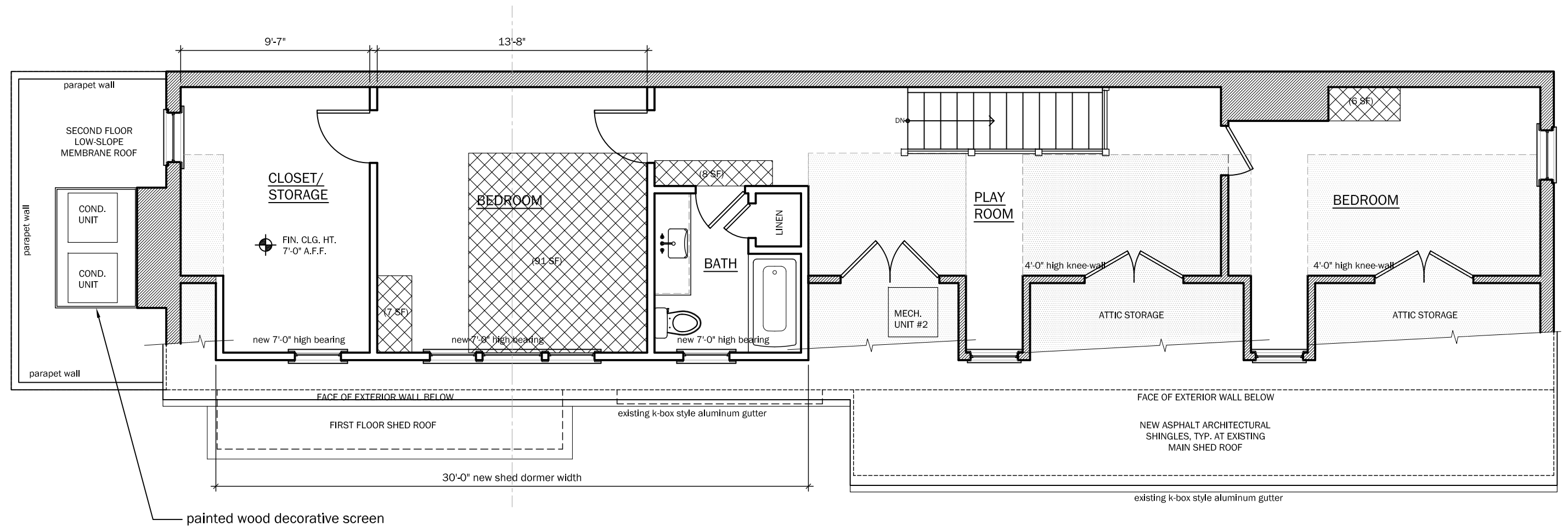
**Klotz-Terry Residence**  
 412 Wolfe Street  
 Alexandria, Virginia 22314

## PROPOSED SECOND FLOOR PLAN


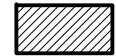


25

B.A.R. Submittal  
 10/17/2016  
 Scale: 3/16" = 1'-0"


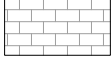

**A-2**

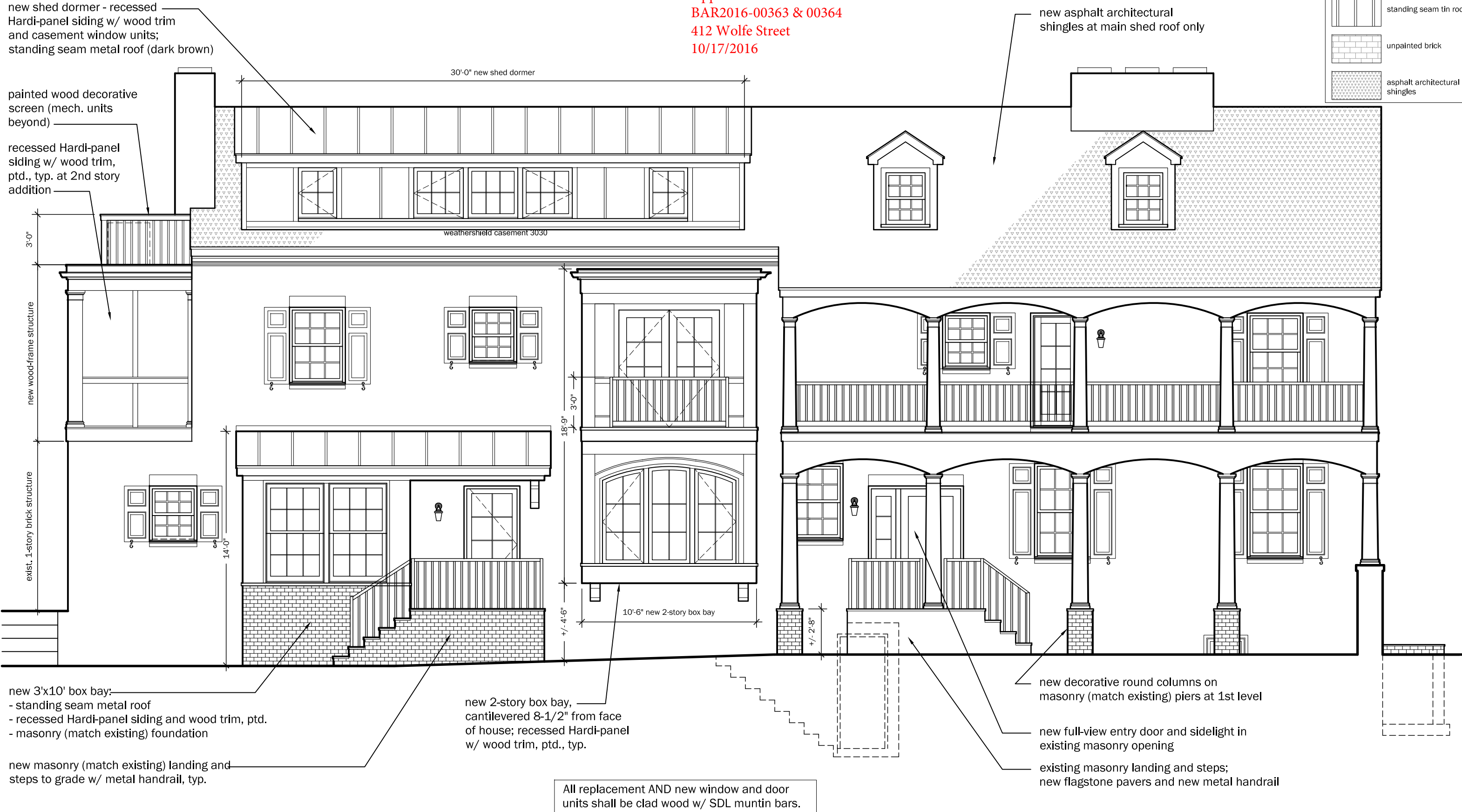


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 BAR2016-00363 & 00364  
 412 Wolfe Street  
 11/1/2016  
 REVISED

-  SHADED AREA INDICATES PROPOSED NEW FLOOR AREA = 112 SF
-  SHADED WALL INDICATES EXISTING WALL TO REMAIN
-  HATCH INDICATES SLOPED CEILING ABOVE
-  DASHED WALL INDICATES EXISTING WALL TO BE DEMOLISHED

Application & Materials  
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412 Wolfe Street  
10/17/2016

MATERIAL LEGEND	
	standing seam tin roof
	unpainted brick
	asphalt architectural shingles



Erin May, Architect

erin@erinmayarch.com  
703.836.6666

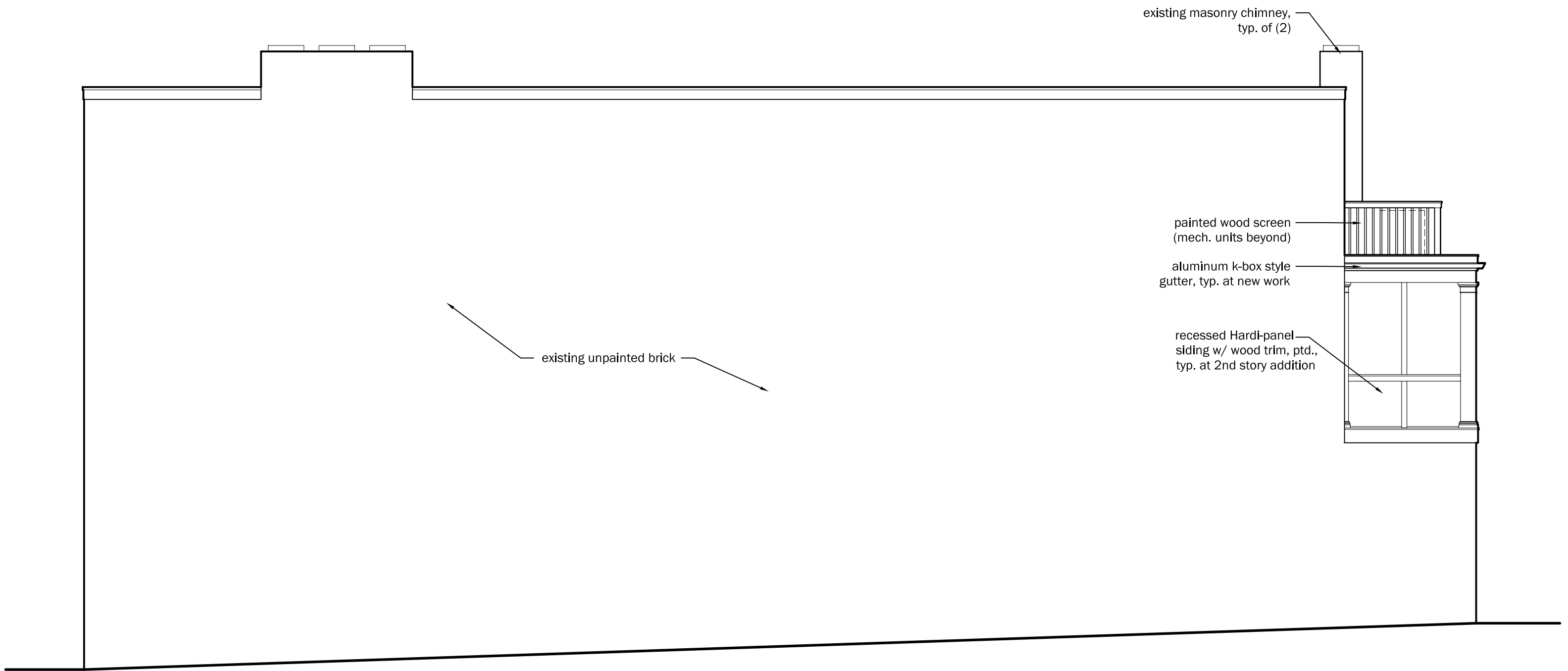
Klotz-Terry Residence  
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Alexandria, Virginia 22314

PROPOSED EAST ELEVATION


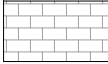
27

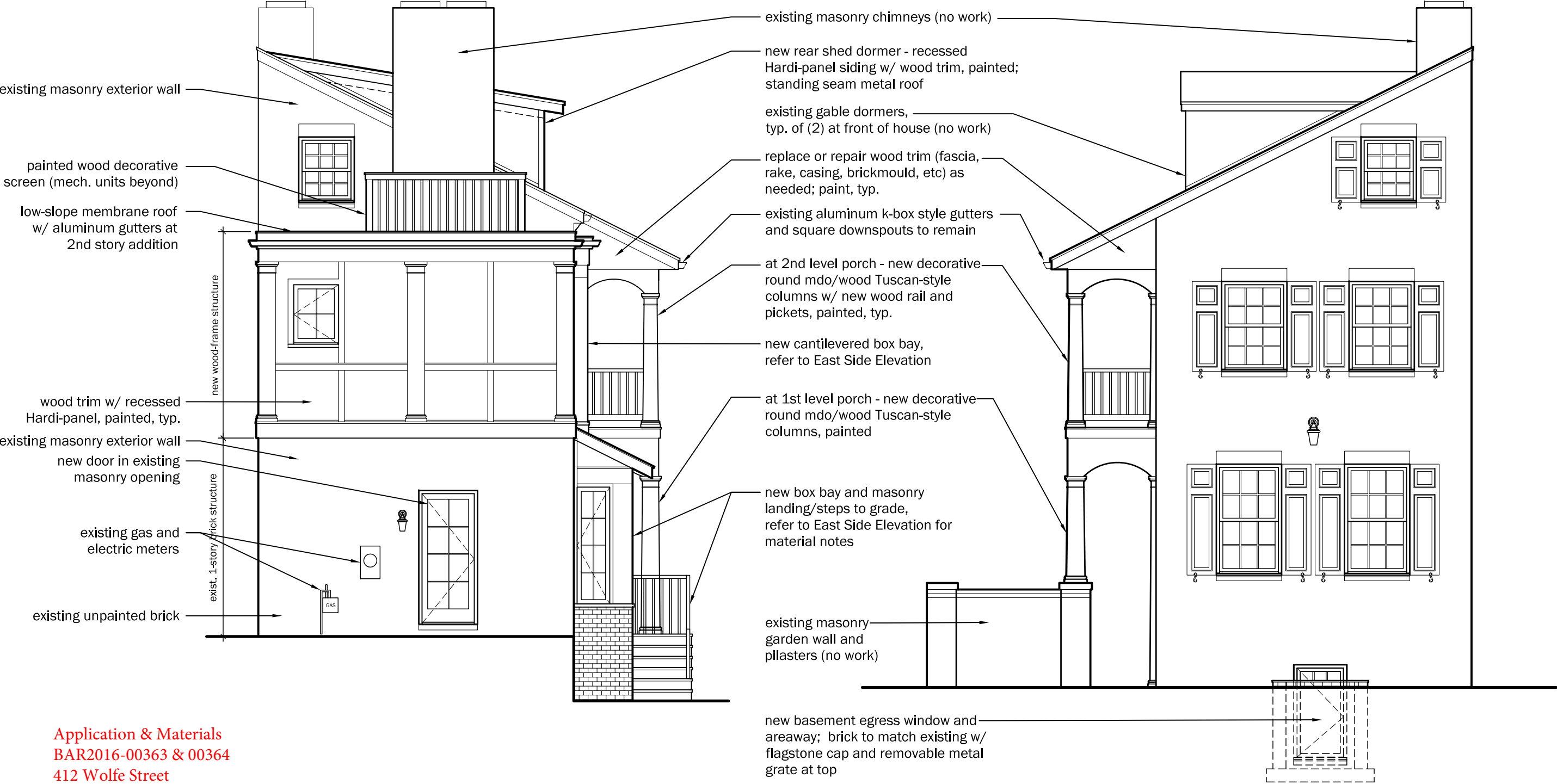
B.A.R. Submittal  
10/17/2016  
Scale: 3/16" = 1'-0"

A-4



Application & Materials  
 BAR2016-00363 & 00364  
 412 Wolfe Street  
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MATERIAL LEGEND	
	standing seam tin roof
	unpainted brick



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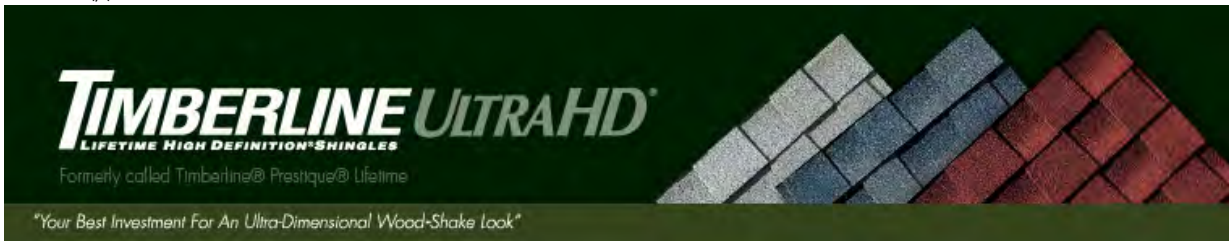
All replacement AND new window and door units shall be clad wood w/ SDL muntin bars.





(1)

Get Easy  
Pro Installation (/roofing/contractors)



Shingle Features

Shingle Colors

Photo Gallery

(/Roofing/Residential/Products/Shingles/Timberline/Ultra\_High\_Definition/Products/Shingles/Timberline/Ultra\_High\_Definition/Photos)

Instructions, Warranties &amp; Codes

Product Reviews

(/Roofing/Residential/Products/Shingles/Timberline/Ultra\_High\_Definition/Documents/Products/Shingles/Timberline/Ultra\_High\_Definition/Reviews)

## Timberline Ultra High Definition® Shingles - Shingle Features

### Timberline Ultra HD® Lifetime High Definition® Shingles

For just pennies-a-day more, you can enjoy our best, **thickest, most ultra-dimensional Timberline®** shingle (and increase your resale value, too!)

Timberline Ultra HD® Shingles will cost you just pennies-a-day more than standard architectural shingles. In return, you can enjoy the thickest, most ultra-dimensional wood-shake look for your roof.

Thanks to layers that are up to 53% thicker than standard architectural shingles combined with our High Definition® blends, Timberline Ultra HD® Shingles offer a natural beauty and incredible thickness that you'll notice and appreciate. *(Not to mention how much that they can increase the resale value of your home!)*

#### For Homeowners

##### ■ Best Investment...

Just pennies-a-day more than standard architectural shingles.

##### ■ Ultra-Dimensional Look...

Up to 53% thicker, Timberline Ultra HD® shingles feature GAF's "High Definition" color blends and enhanced shadow effect for an ultra-dimensional look on your roof

##### ■ Safer...

Class A fire rating from Underwriters Laboratories, the highest rating possible

##### ■ High Performance...

Designed with Advanced Protection® Technology, which minimizes the use of natural resources while providing superior protection for your home (visit [www.gaf.com/aps \(/APS/Default.aspx\)](http://www.gaf.com/aps (/APS/Default.aspx)) to learn more)

##### ■ StainGuard® Protection...

Helps ensure the beauty of your roof against unsightly blue-green algae ([See Details](#))

##### ■ Stays In Place...

Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph. ([See Details](#))

##### ■ Peace of Mind...

Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years

Download the PDF

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- **Perfect Finishing Touch...**

Use Timberline® Premium Ridge Cap Shingles (in the West, use Ridglass® Premium Ridge Cap Shingles)

## For Professionals

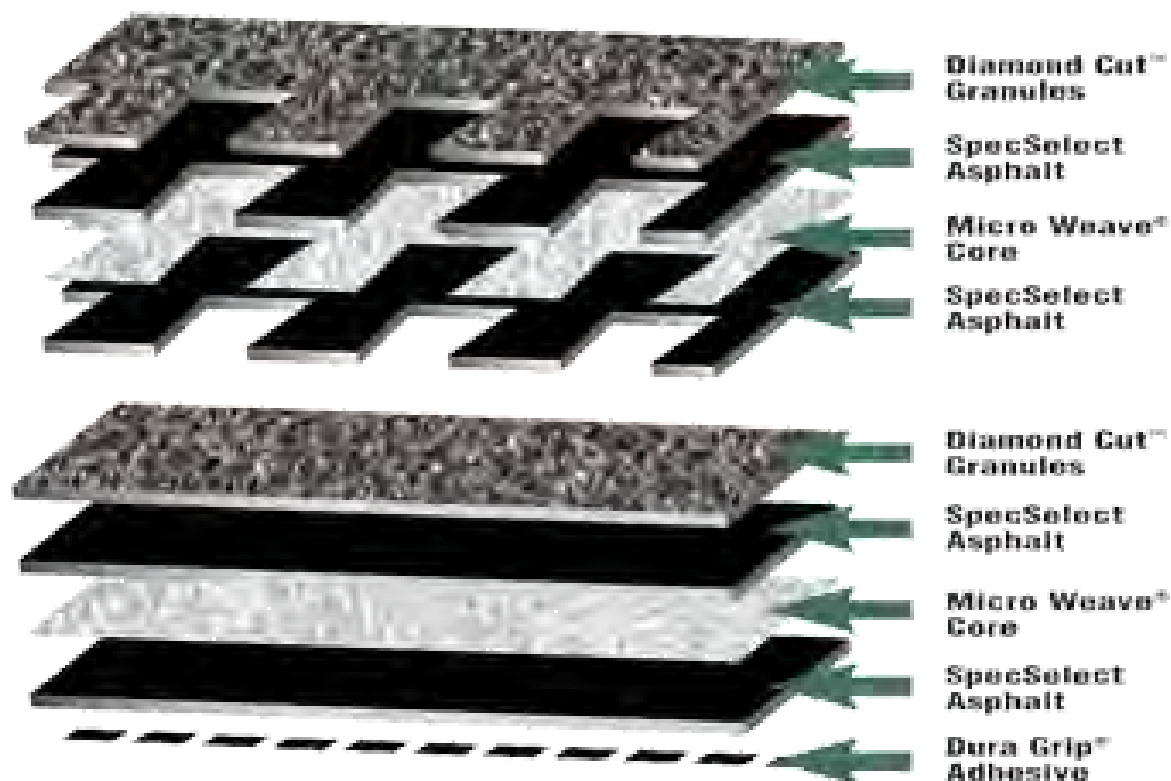
- **More Referrals...**

People will know that you're installing North America's #1-selling laminated shingles!

- **Less Chance of Call-Backs...**

Durable, wind-resistant shingles include 130 mph ltd. wind coverage!

## The many layers of a Timberline Ultra HD® shingle



- **Diamond Cut™ Granules...**

Add dimension and depth to the shingle with their multifaceted design and construction

- **UV Blocker (Granules)...**

Helps protect against damaging sunlight for durability and long life

- **Color Lock™ Ceramic Firing (Granules)...**

Helps maintain the true shingle color

- **Dura Grip™ Adhesive...**

Grips tightly even in strong gale-force winds to reduce the risk of shingle blow-off

- **SpecSelect™ Grading System (Asphalt)**

Application & Materials  
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## Specifications

- Fiberglass asphalt shingle
- Lifetime ltd. transferable warranty ([See Details](#))
- Smart Choice® protection for the first 10 years ([See Details](#))
- 130 mph ltd. wind coverage ([See Details](#))
- Listed Class A Fire – UL 790
- Passes ASTM D7158, Class H
- ASTM D3018 Type 1
- ASTM D3161 Type 1, Class F
- ASTM D3462 ([See Details](#))
- StainGuard® algae discoloration ltd. warranty (available in most areas)
- ENERGY STAR® Qualified (white only)
- Miami-Dade County Product Control Approved ([See Details](#))
- Florida Building Code approved
- Texas Department of Insurance approved ([See Details](#))
- ICC approved ([See Details](#))
- CSA A123.5-98 ([See Details](#))
- Also classified in accordance with ICC ES AC438
- Approximately 64 Pieces/Sq.
- Approximately 4 Bundles/Sq.
- Approximately 256 Nails/Sq.
- 5 5/8" exposure

Application & Materials  
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(/Residential\_Roofing/Shingles/Timberline\_Ultra\_HD/Timberline\_Ultra\_HD\_Hickory.jpg)  
Timberline Ultra HD - Hickory



(/Residential\_Roofing/Shingles/Timberline\_Ultra\_HD/Timberline\_Ultra\_HD\_Hunter\_Green.jpg)  
Timberline Ultra HD - Hunter Green

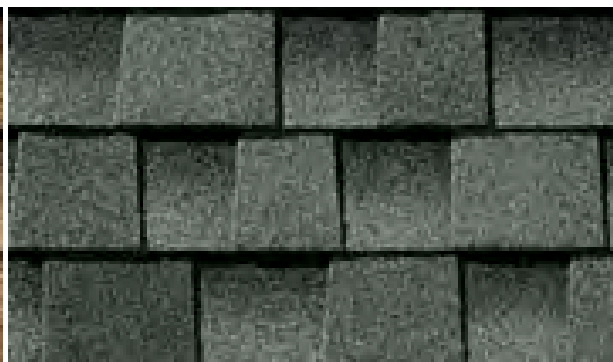


(/Residential\_Roofing/Shingles/Timberline\_Ultra\_HD/Timberline\_Ultra\_HD\_Patriot\_Red.jpg)  
Timberline Ultra HD - Patriot Red



(/Residential\_Roofing/Shingles/Timberline\_Ultra\_HD/Timberline\_Ultra\_HD\_Pewter\_Gray.jpg)  
Timberline Ultra HD - Pewter Gray

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## TYPICAL STANDING SEAM METAL ROOF AT NEW 1-STORY BOX BAY AND NEW ATTIC SHED DORMER

LIVE TECH CHAT

Search

ARCHITECTURAL (HTTP://WWW.FABRAL.COM/ARCHITECTURAL/) POST FRAME (HTTP://WWW.FABRAL.COM/POST-FRAME/) LIGHT COMMERCIAL (HTTP://WWW.FABRAL.COM/LIGHT-COMMERCIAL/) RESIDENTIAL (HTTP://WWW.FABRAL.COM/RESIDENTIAL/) ABOUT US (HTTP://WWW.FABRAL.COM/ABOUT-US/) SUPPORT/TECH (HTTP://WWW.FABRAL.COM/SUPPORT-TECH/)



RESIDENTIAL (HTTP://WWW.FABRAL.COM/RESIDENTIAL/)

### 1 1/2" SSR Series



#### PRODUCT OVERVIEW

Homeowners are confident in this classic style metal roof because it protects against all weather conditions while delivering value, beauty, and performance. Fireproof and durable, metal roofs are an investment for a lifetime.

#### PANEL SPECS

- Minimum pitch recommended 1:12
- 16" coverage with 1 1/2" seam height
- UL 790 Class A Fire Resistance Rating
- UL 2218 Class 4 Hail Impact Resistance
- UL 580 Class 90 Uplift Test Rating
- Concealed clip fastening system allows for thermal movement
- Factory applied sealant
- Shadow lines standard to enhance appearance (can be ordered without shadow lines, specify at time of order)
- Custom cut to lengths up to 40'

#### SUBSTRATES

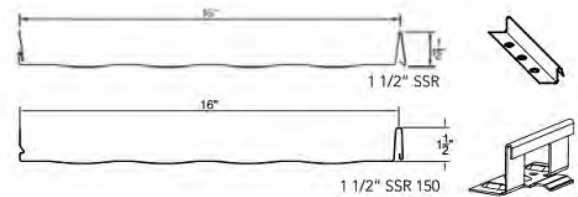
- 24 gauge high strength galvalume steel

#### BROCHURES AND MANUALS

- Color chart (<http://www.fabral.com/wp-content/uploads/2013/02/28804-Fabral-Post-Frame-Color-Card-LR.pdf>)
- Product Brochure – full line guide ([http://www.fabral.com/wp-content/uploads/2015/11/FA071\\_TotalSystems.pdf](http://www.fabral.com/wp-content/uploads/2015/11/FA071_TotalSystems.pdf))
- Installation Manual (<http://www.fabral.com/wp-content/uploads/2013/05/SSRGuide-Lr.pdf>)








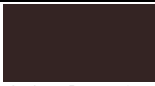
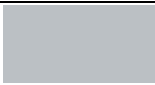


#### VIEW MORE PANELS

- [Click here to view all standing seam panels \(http://www.fabral.com/post-frame/#standing-seam-panels\)](http://www.fabral.com/post-frame/#standing-seam-panels)
- [Click here to view all exposed fastener panels \(http://www.fabral.com/post-frame/#exposed-fastener\)](http://www.fabral.com/post-frame/#exposed-fastener)



Factory Applied Sealant  
Shadow Lines Standard; Flat Pan & Stiffening Ribs Available

#### AVAILABLE COLORS

 White 899 IR = .54	 Caribbean Blue 881 IR = .27
 Brick Red 898 IR = .31	 Classic Burgundy 853 IR = .19
 Hickory Moss 870 IR = .36	 Evergreen 875 IR = .25
 Charcoal Gray 851 IR = .18	 Antique Bronze 854 IR = .20
 Acrylic Coated Galvalume	 True Black 882 IR = .30
 <a href="http://www.fabral.com/wp-content/uploads/2013/02/color-copperpenny-d58d09.gif">http://www.fabral.com/wp-content/uploads/2013/02/color-copperpenny-d58d09.gif</a> Bright Copper Penny	

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SITELINE®

WOOD & CLAD-WOOD  
WINDOWS & PATIO DOORS

**JELD-WEN**  
WINDOWS & DOORS





AuraLast® wood protects against wood rot for as long as you own and occupy your home. Guaranteed.



### Guaranteed Protection Against Wood Rot

JELD-WEN® wood windows and patio doors made with exclusive pine AuraLast wood are guaranteed not to rot for as long as you own and occupy your home. Wood components made from AuraLast wood maintain their structural integrity even in the toughest climates. Visit [jeld-wen.com](http://jeld-wen.com) to view the full warranty.\*



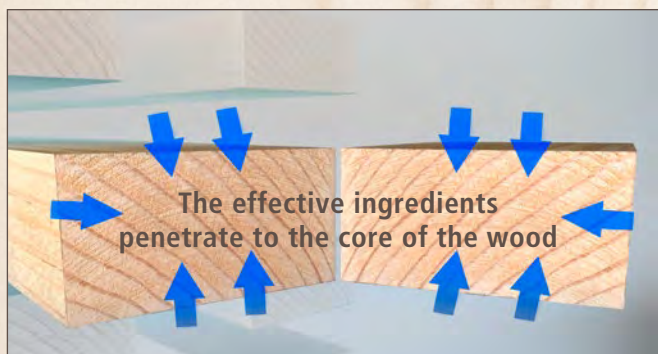
### Surface-to-Core Protection

Because of our vacuum/pressure process, AuraLast wood provides virtually 100% penetration of the protective ingredients. Other manufacturers use submersion/dip-treatment methods, which only protect the outer surface of the wood.



### Working With AuraLast Wood is Easy

AuraLast offers the strength and beauty of real wood because it is real wood, not a composite. AuraLast wood is colorless, stainable and odorless.



Virtually 100% Surface-to-Core Protection



### AuraLast is Safe

AuraLast wood is made by using a water-based solution to deliver the effective ingredients to the core of the wood. Traditional dip-treatments use a solvent-based chemical bath. During production our AuraLast process releases 96% fewer volatile organic compounds than the traditional dip-treatment method.



Traditional treatments only protect the outer surface

### A JELD-WEN Exclusive

Only JELD-WEN makes window and door products with natural pine AuraLast wood that are built to last.

### Protects Against Water Saturation

AuraLast wood offers superior resistance to water saturation, which protects against swelling that causes windows and doors to stick.

### Protects Against Termites

Harmful termites will eat through unprotected wood—not so with AuraLast wood.

Visit [jeld-wen.com/auralast](http://jeld-wen.com/auralast) for more information

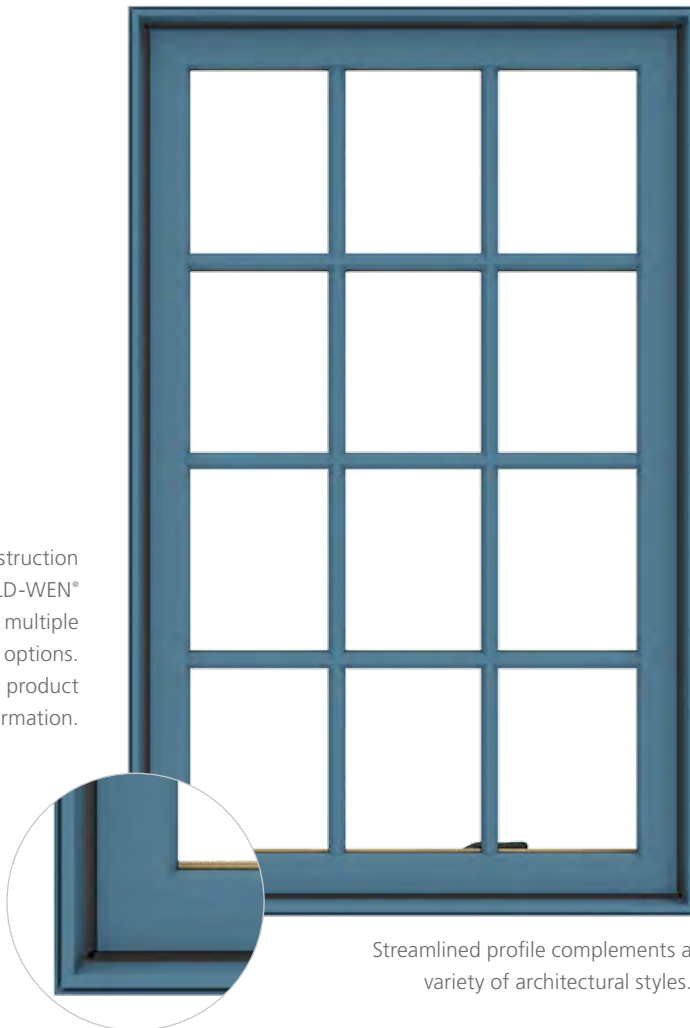
**\*AuraLast Lifetime Limited Warranty Coverage for Wood Decay and Termite Damage**

TYPICAL CASEMENT WINDOW UNITS AT  
NEW BOX BAYS, 2ND STORY REAR ADDITION  
AND ATTIC SHED DORMER

## CASEMENT WINDOWS

This clean, modern design is a simple and beautiful way to accent different rooms in your home in addition to maximizing ventilation. This type of window can be hinged on either the left or right so that the sash opens outward in a swinging motion. The streamlined design of the profile detail complements historic, traditional, Craftsman and contemporary architecture.

A great choice for new construction or replacement, JELD-WEN® casement windows offer multiple sizes, colors and glass options. See dealer for additional product details and ordering information.



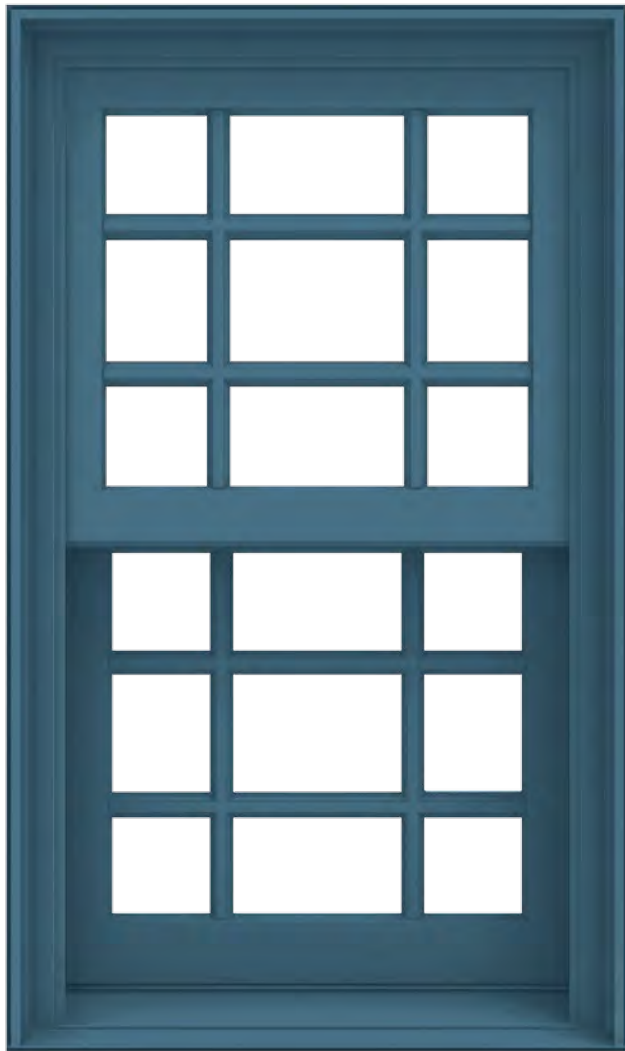
Streamlined profile complements a variety of architectural styles.

TYPICAL DOUBLE-HUNG WINDOW UNITS AT  
NEW 1-STORY BOX BAY

## DOUBLE-HUNG WINDOWS

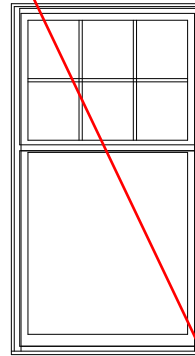
JELD-WEN double-hung windows offer a traditional style. They feature an upper and lower sash that can slide vertically past each other in a single frame and have a concealed jamb liner, providing a clean and architecturally focused look. Both sash tilt in for convenient cleaning.

These windows feature an optional 3-1/2" bottom rail with optional finger plow and a top rail with optional finger routes.

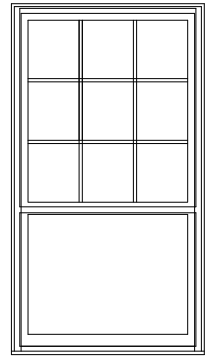


Beneath the low-profile exterior are several engineering and design cues that will keep these windows operating smoothly for years to come. See dealer for additional product details and ordering information.

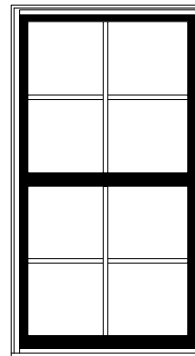
### OPTIONAL DESIGNS



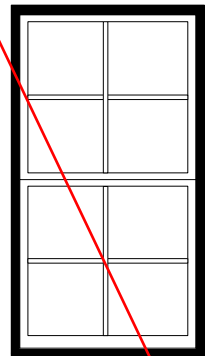
COTTAGE



REVERSE  
COTTAGE



HYBRID  
WOOD FRAME/  
CLAD SASH



HYBRID  
CLAD FRAME/  
WOOD SASH



### CHAMBERED COMPOSITE INTERIOR SILL

- Added strength
- Space in chambers acts as thermal break

TYPICAL DOUBLE-HUNG REPLACEMENT UNITS  
AT EXISTING OPENINGS THROUGHOUT

## DOUBLE-HUNG SASH REPLACEMENT KIT\*

Upgrade old, single-pane sash windows using our sash replacement kit with energy efficient insulated glass. When you use your existing frame and our sash and jamb liners, you'll be enjoying beautiful, energy efficient windows in no time.



Includes all of the necessary parts and hardware for replacing existing windows while keeping trim and frame intact. Plus, there is no need to replace existing siding, mouldings or stucco.



## SWINGING PATIO DOORS

Create a dramatic entrance to your home on as grand of a scale as you like. Our swinging patio doors are available with one to four panels that swing either out or in on side hinges. This includes French doors, which open in the middle with no center mullion. Optional venting sidelites are hinged to let in the breeze and can help with cleaning.



With beautiful hardware options and a variety of colors available, these doors truly make a statement. See dealer for additional product details and ordering information.

TYPICAL EXTERIOR DOORS AT  
EXISTING OPENINGS -  
SINGLE DOORS, TYPICAL  
SIDE-LIGHT AT FRONT DOOR ONLY  
8-LITE PATTERN, TYPICAL

### CONFIGURATIONS



4-PANEL (INTERIOR VIEW)



2-PANEL WITH TRANSOMS  
(INTERIOR VIEW)



2-PANEL WITH VENTING  
SIDELITES (INTERIOR VIEW)



WIDE STILE



NARROW STILE

## EXTERIOR OPTIONS

This is where you decide what your door or window will look like from the outside of your home. Custom colors are available or upgrade your standard color to include PVDF protection against color fade with a 10-Year Limited Warranty.

### STANDARD CLAD COLORS



### OPTIONAL CLAD COLORS



### ANODIZED FINISH COLORS\*



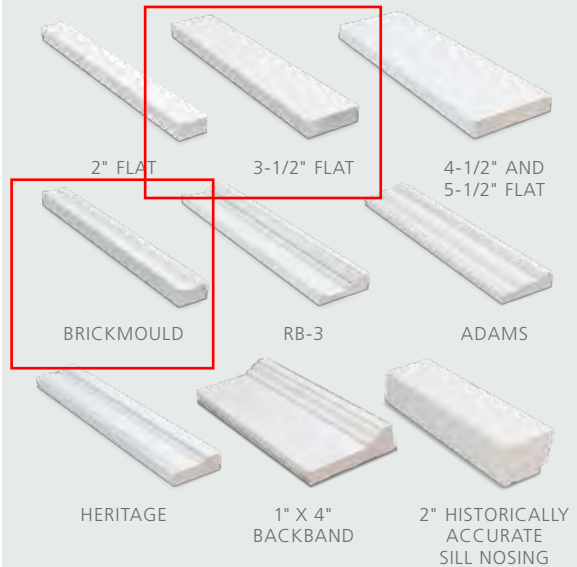
### EXTERIOR WOOD OPTIONS



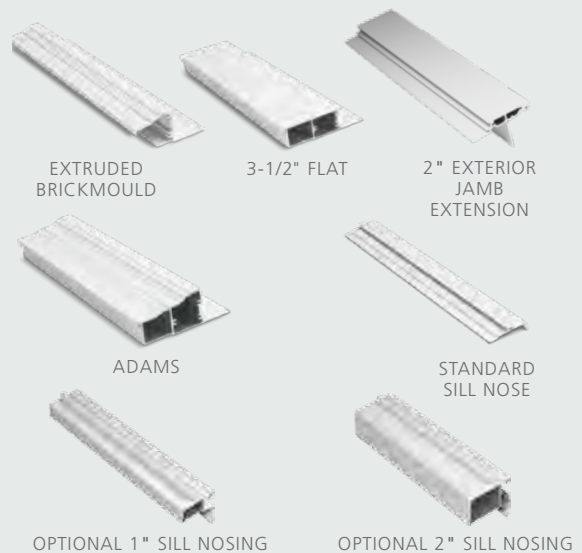
AURALAST® WOOD  
PINE OR PRIMED

### EXTERIOR TRIM

#### PRIMED WOOD



#### CLAD

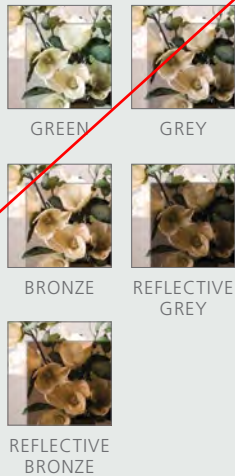


## GLASS OPTIONS

Here you can choose from a variety of styles to make glass much more than just transparent.

### TINTED GLASS

Tinted glass reduces glare, and is ideal for areas that get a lot of direct sunlight in the summer. We offer green, grey, bronze, reflective grey and reflective bronze tinted glass.



### TEXTURED GLASS

Let light in while maintaining privacy with textured glass. We offer a wide range of textures to meet your aesthetic preferences. Five of our most popular choices are shown here.



### SPACER BAR

For even more versatility spacer bar color options enhance the appearance of your windows.



### ENERGY SAVING GLASS OPTIONS

#### LOE<sup>3</sup>-366<sup>®</sup> AND LoE EC INSULATING GLASS

Our standard high-performance LoE<sup>3</sup>-366 insulating glass enhances energy conservation by helping homes stay cooler in the summer and warmer in the winter. LoE<sup>3</sup>-366 provides more protection against solar heat gain, reduces condensation and helps limit fading of interior furnishings. For even more protection choose LoE EC. It improves thermal performance and is the optimal solution for ENERGY STAR<sup>®</sup> in certain regions of the country.

#### NEAT<sup>®</sup> GLASS

This is a natural cleaning convenience that comes standard for all Silestone wood and clad-wood windows and patio doors. By harnessing the sun's UV rays to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required.



#### ENERGY STAR<sup>®</sup>

Many JELD-WEN<sup>®</sup> windows and doors are ENERGY STAR certified, which means they exceed the minimum energy efficiency criteria for the climate region in which you live. JELD-WEN has been a proud ENERGY STAR partner for over a decade.

#### PRESERVE<sup>®</sup> PROTECTIVE FILM

Standard for all Silestone<sup>®</sup> wood and clad-wood windows and patio doors, this film is factory-applied to both sides of the glass. It protects against debris and scratches during shipping and handling or at a construction site. It's easy to remove and saves cleanup time after installation.

### TEMPERED GLASS

This type of glass is treated with heat, so it can stand greater force or pressure on its surface, and it will not break into sharp pieces. This is mostly used on patio doors or windows that are installed near floor level.



SWINGING AND FOLDING DOOR HARDWARE



**CLASSIC**  
(MULTIPOINT)

Available in keyed and keyed-alike.


Colors: Antique Brass, Brushed Chrome, Oil-Rubbed Bronze, Chestnut Bronze, Satin Nickel, Powder-Coat Black, Powder-Coat White, PVD Satin Nickel<sup>†</sup>, and PVD Polished Brass<sup>†</sup>



**CONTEMPORARY**  
(MULTIPOINT)

Available in keyed and keyed-alike.

Colors: Brushed Chrome, PVD Satin Nickel<sup>†</sup>



**RUSTIC**  
(MULTIPOINT)

Available in keyed and keyed-alike.

Colors: Oil-Rubbed Bronze



**TRADITIONAL**  
(MULTIPOINT)

Available in keyed and keyed-alike.  
Folding door only.

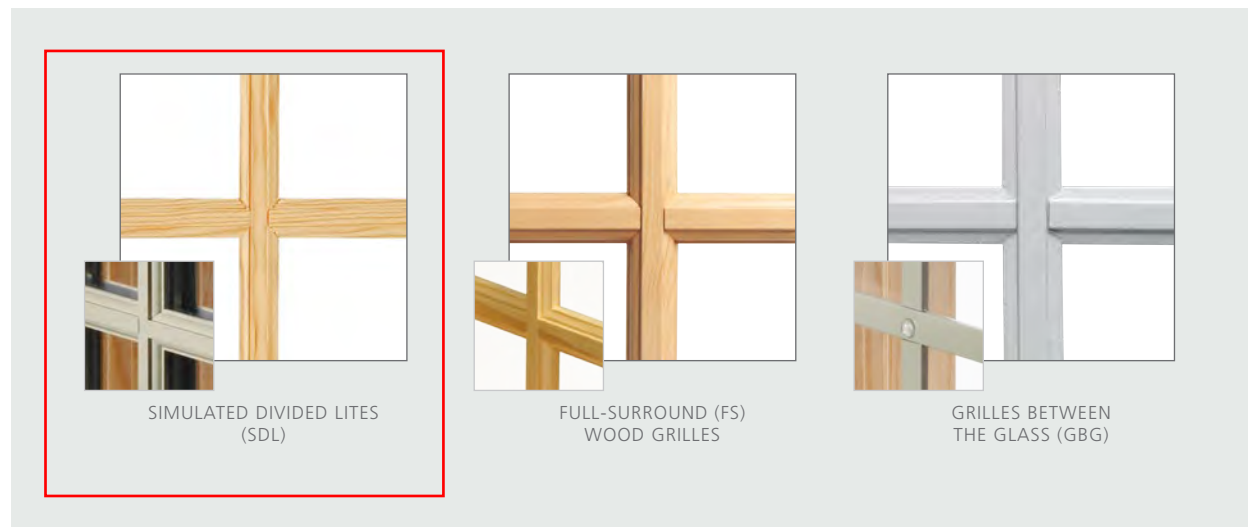
Colors: Antique Brass, Brushed Chrome, Oil-Rubbed Bronze, Polished Brass, Polished Chrome, Satin Nickel, Powder-Coat Black, Powder-Coat White, PVD Oil-Rubbed Bronze<sup>†</sup>, and PVD Satin Nickel<sup>†</sup>

**DOOR HARDWARE FINISHES\***

 ANTIQUE BRASS	 POWDER-COAT BLACK
 BRUSHED CHROME	 POWDER-COAT WHITE
 OIL-RUBBED BRONZE	 SATIN NICKEL
 POLISHED BRASS	 POLISHED CHROME
 CHESTNUT BRONZE	

## DIVIDED LITES

Add architectural interest to your JELD-WEN® Sitrine® wood and clad-wood windows with one of our decorative grille options. These options include Simulated Divided Lites (SDL) for an authentic look, Full-Surround (FS) wood grilles that can be removed for easy cleaning, and maintenance-free Grilles Between the Glass (GBG).



### SIMULATED DIVIDED LITES (SDL)

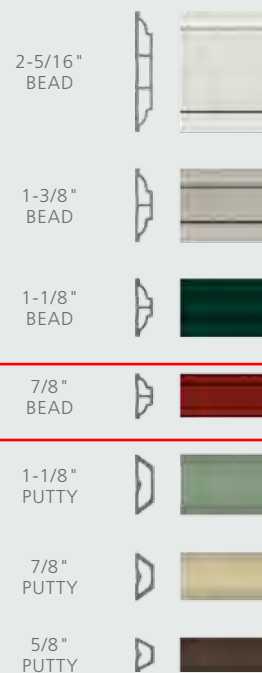
Our permanently attached wood grilles create a truly authentic look. Grilles are adhered to the interior glass while exterior grille options include aluminum for clad wood or wood for primed wood. The optional light brown or silver shadow bars are placed between the two panes of insulating glass to complete the effect. Interior and exterior SDLs are available in decorative beaded or subtle putty profiles (shown to the right).

### FULL-SURROUND (FS) WOOD GRILLES

Enjoy low-maintenance beauty with our full-surround wood grilles that can be removed for easy cleaning. Choose from 7/8", 1-1/8" or 1-3/8" grilles that are positioned on the interior glass surface.

### GRILLES BETWEEN THE GLASS (GBG)

This option provides style without the upkeep. Select 5/8" flat or 23/32" or 1" contour metal grilles in many of our clad colors.



Decorative grilles are also available in woodgrain finishes.

# SCREEN TECHNOLOGY

Today's screen options are capable of much more than keeping out insects. Here you'll find an option that's right for you.

## PHANTOM SCREENS® TECHNOLOGY

These retractable screens provide wide-open views when you want them or breezy protection from the outdoors when you need it. They're durable and easy to operate. Phantom Screens are available on awning, casement and double-hung windows. Screens for double-hung windows also have a removable track that allows the sash to tilt in for easy cleaning.

## SCREEN OPTIONS\*

Let the natural light flood in while keeping insects at bay. With a fine, black fiberglass mesh and light gloss finish, BetterVue® insect screens are now standard for awning, casement, double-hung and horizontal sliding windows. UltraVue®, fiberglass, and aluminum mesh screens are available in charcoal or silver finishes.

## PATIO DOOR SCREENS

As on our windows, BetterVue screens are standard on patio doors. However, you can also choose from bottom rolling extruded (both regular and heavy-duty), or a top-hanging screen.



## SWINGING SCREEN

Historically detailed swinging screen for push-out casement and awning windows matches wood and hardware finishes. See image on page 13.



### REGULAR SCREEN

VIEW THROUGH REGULAR  
FIBERGLASS INSECT SCREEN

### BETTERVUE® SCREEN

VIEW THROUGH BETTERVUE®  
INSECT SCREEN (STANDARD)

### ULTRAVUE® SCREEN

VIEW THROUGH OPTIONAL  
ULTRAVUE® INSECT SCREEN

\*Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open door or window. For safety screens and other security devices, contact your local building supply retailer.

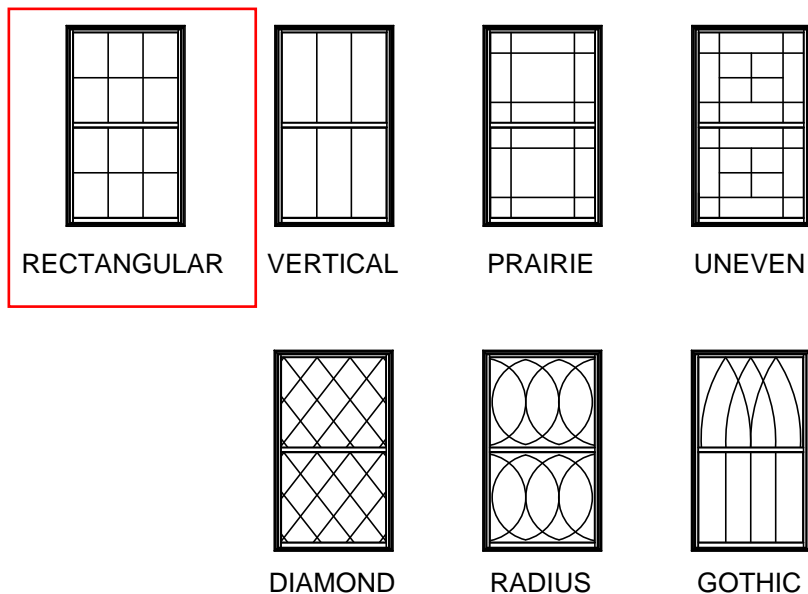


## LITE CUT INFORMATION

Clad double hung windows are available with removable grilles in 7/8", 1-1/8" and 1-3/8" widths, grilles between the glass (GBG) and Simulated Divided Lites. Standard lite cuts are rectangular, and conform to the layouts noted in the charts on the next page. To use the chart, refer to the appropriate table by the type of window and type of bars or grilles the section drawings illustrate. Then simply cross reference the frame Height and Width to determine the standard lite cut.

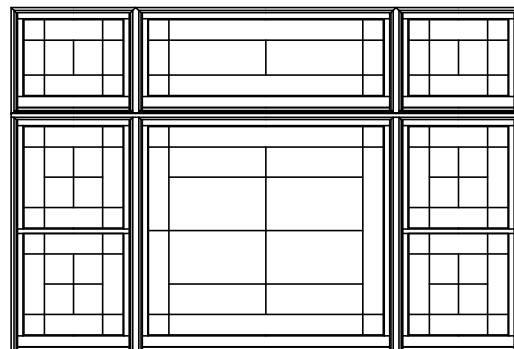
### LITE CUT OPTIONS

Special lite cut patterns can include a wide variety of straight line and radius patterns. The illustrations shown here represent just a few of the possibilities. Rectangular, horizontal, vertical and Prairie lite patterns are available in all standard size clad double hung windows. Uneven, diamond, radius and Gothic lite cuts are available, subject to approval. Approvals are based on the ability to fulfill the design requirement while maintaining the construction integrity of the finished product.



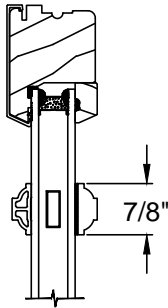
### BAR ALIGNMENT

Alignment of divided lite muntin bars from one window to the next is often required by fine architectural design. Wood grilles, GBG's, and Simulated Divided Lites may be specified with muntin bars aligned.

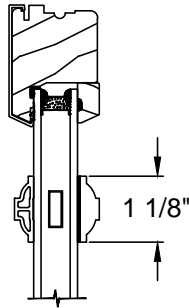




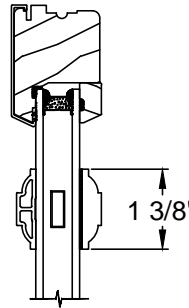
DIVIDED LITE OPTIONS



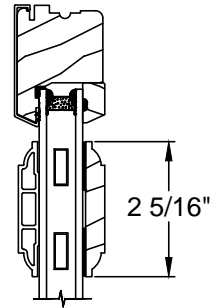
7/8"  
BEAD SDL



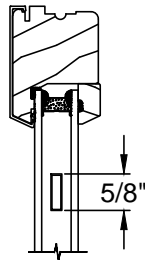
1 1/8"  
BEAD SDL



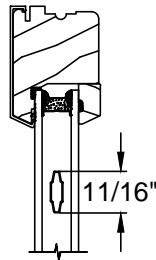
1 3/8"  
BEAD SDL



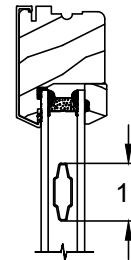
2 5/16"  
BEAD SDL



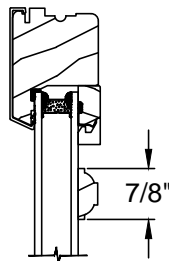
5/8" GBG



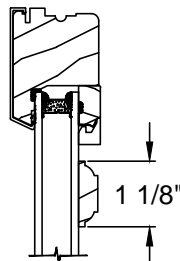
23/32"  
CONTOUR  
GBG



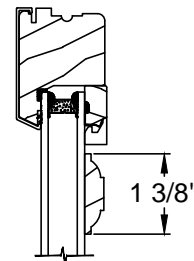
1" CONTOUR  
GBG



FULL SURROUND  
7/8" WOOD  
GRILLE



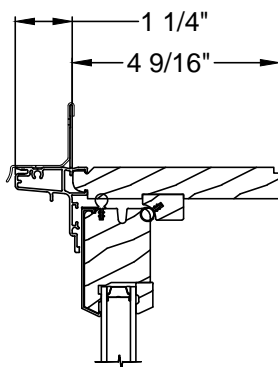
FULL SURROUND  
1 1/8" WOOD  
GRILLE



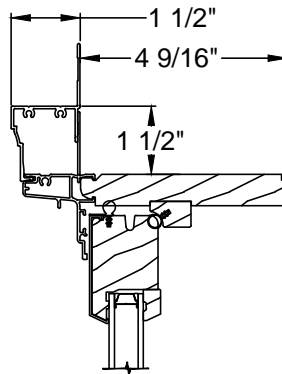
FULL SURROUND  
1 3/8" WOOD  
GRILLE



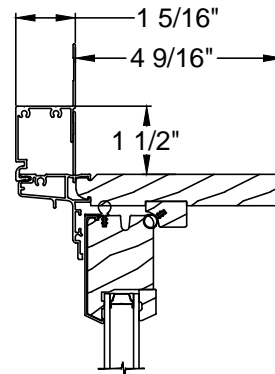
TRIM AND SILL OPTIONS



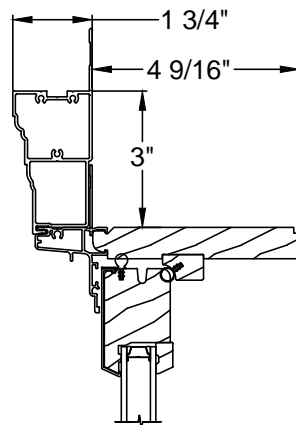
STANDARD



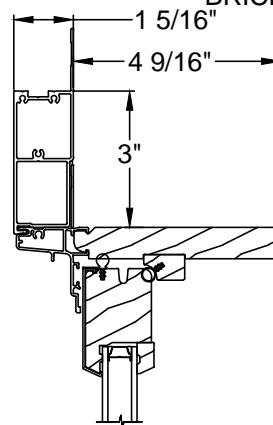
BRICKMOULD



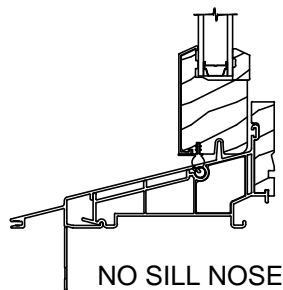
BEADED  
BRICKMOULD



ADAMS  
CASING

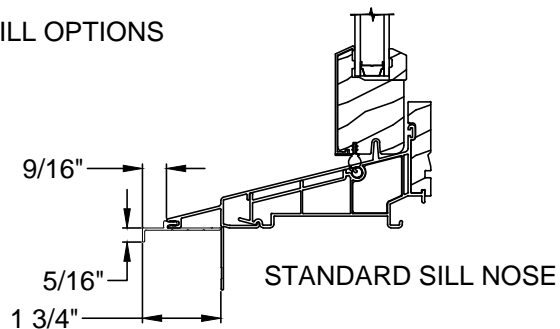


3 1/2" FLAT  
CASING

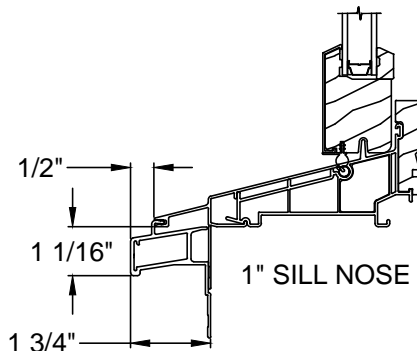


NO SILL NOSE

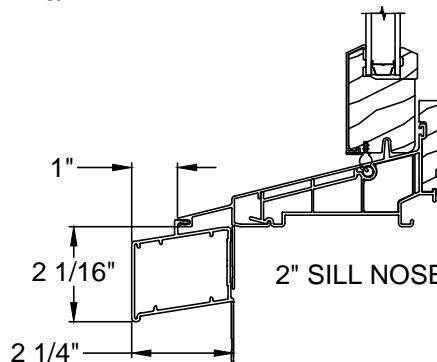
SILL OPTIONS



STANDARD SILL NOSE



1" SILL NOSE



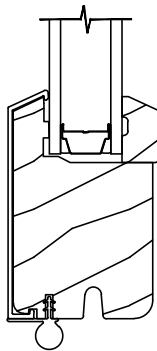
2" SILL NOSE



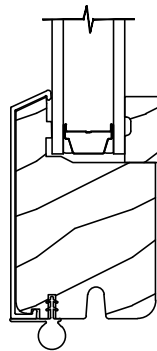


## GLASS STOP OPTIONS

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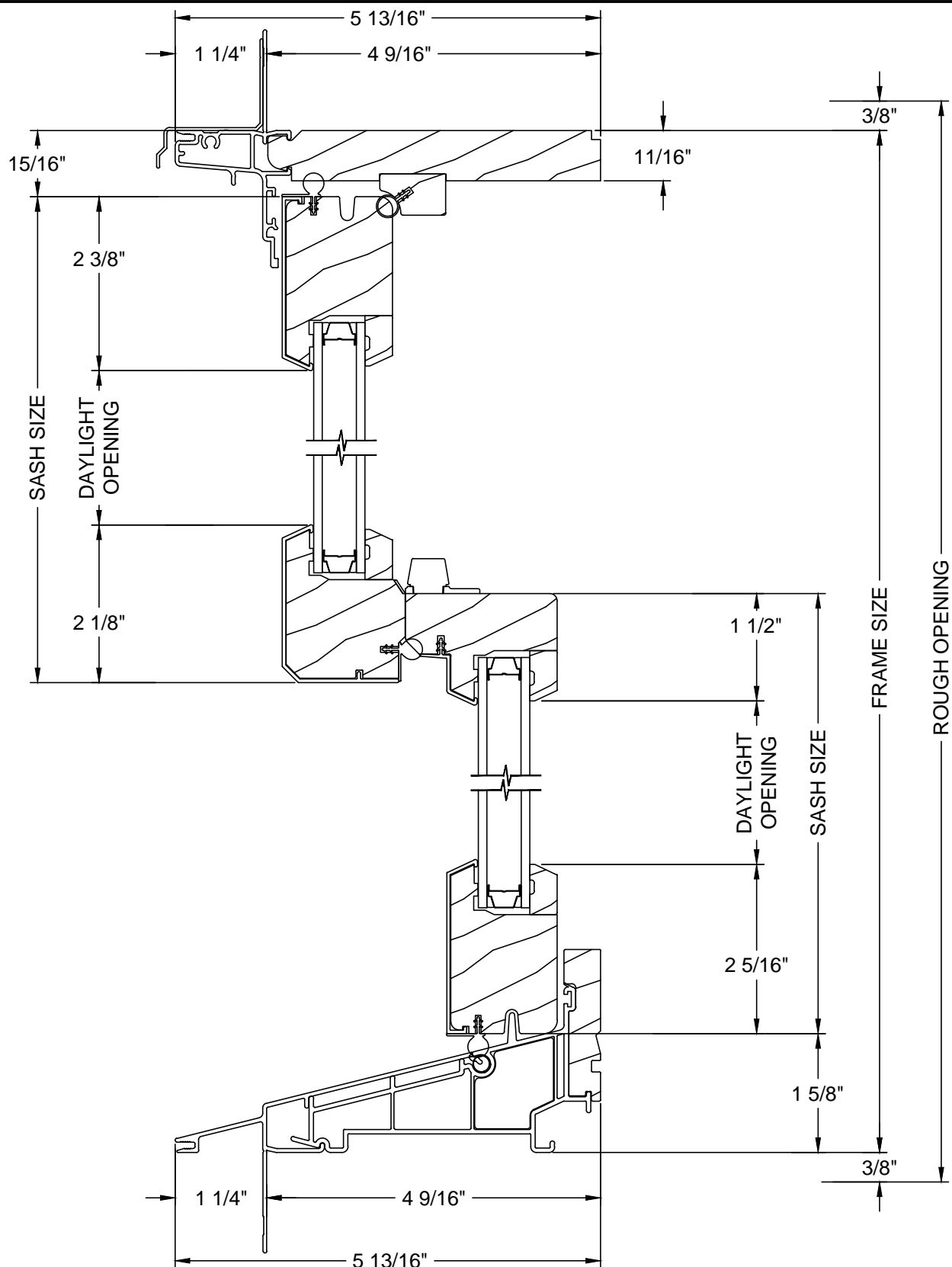
TRADITIONAL



CONTEMPORARY

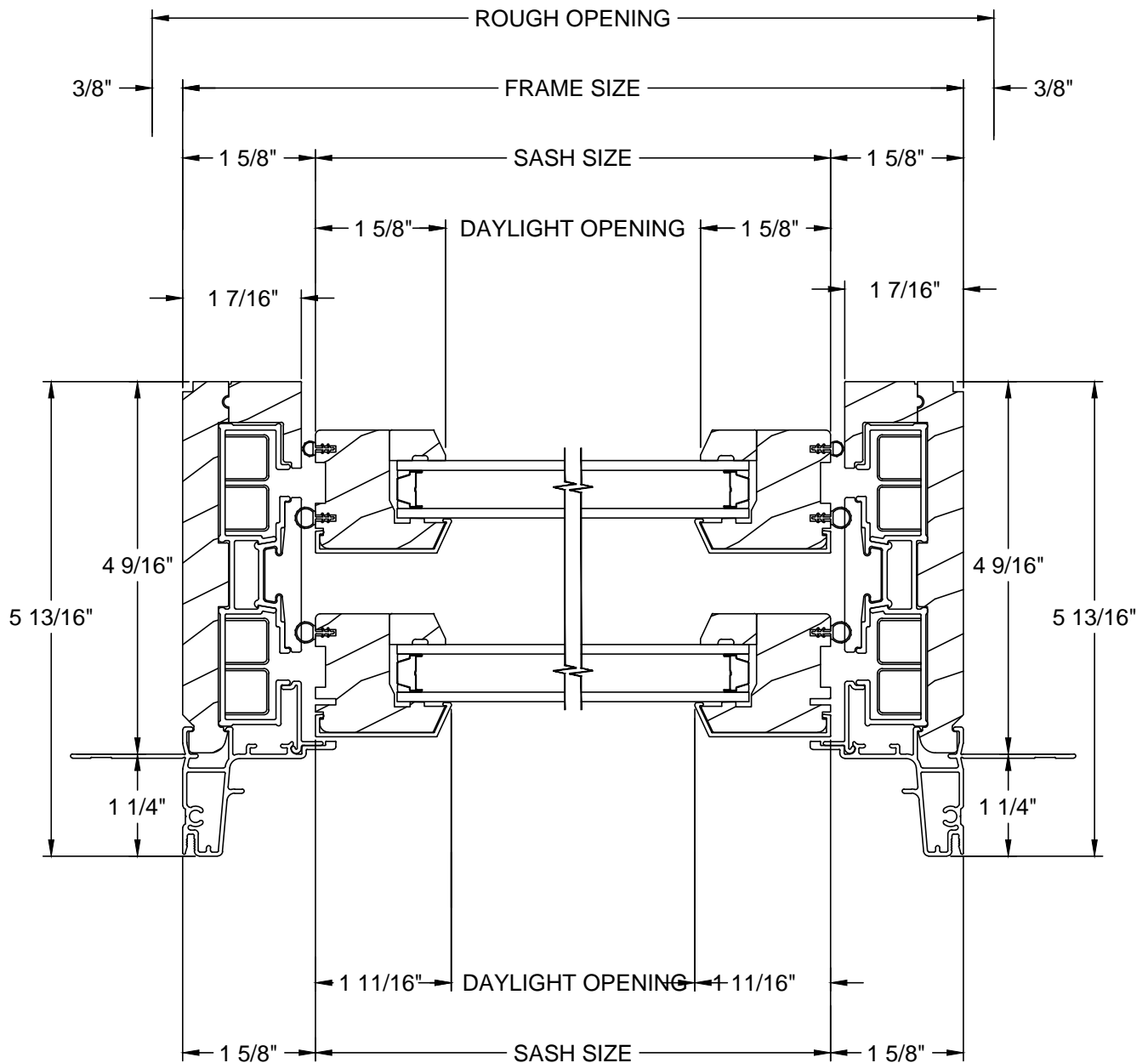


OPERATOR VERTICAL SECTION





OPERATOR HORIZONTAL SECTION



**ADDRESS OF PROJECT:** 412 Wolfe Street
**TAX MAP AND PARCEL:** 074.04-08-09 **ZONING:** RM
**APPLICATION FOR:** *(Please check all that apply)*
☒ **CERTIFICATE OF APPROPRIATENESS**
☒ **PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH**  
*(Required if more than 25 square feet of a structure is to be demolished/impacted)*
☐ **WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA** (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ **WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT**  
*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*
**Applicant:** ☒ **Property Owner**    ☐ **Business** *(Please provide business name & contact person)*
**Name:** Brian Klotz and David Terry
**Address:** 412 Wolfe Street
**City:** Alexandria    **State:** VA    **Zip:** 22314
**Phone:** 703.980.8218    **E-mail:** bk@brianklotz.net
**Authorized Agent** *(if applicable):*    ☐ **Attorney**    ☒ **Architect**    ☐ \_\_\_\_\_

**Name:** Erin May    **Phone:** 703.836.6666
**E-mail:** erin@erinmayarch.com
**Legal Property Owner:**
**Name:** Brian Klotz
**Address:** 412 Wolfe Street
**City:** Alexandria    **State:** VA    **Zip:** 22314
**Phone:** 703.980.8218    **E-mail:** bk@brianklotz.net

- |                                     |   |  |
|-------------------------------------|---|--|
| <input type="checkbox"/> <b>Yes</b> | <input checked="" type="checkbox"/> <b>No</b> | Is there an historic preservation easement on this property?               |
| <input type="checkbox"/> <b>Yes</b> | <input type="checkbox"/> <b>No</b>            | If yes, has the easement holder agreed to the proposed alterations?        |
| <input type="checkbox"/> <b>Yes</b> | <input checked="" type="checkbox"/> <b>No</b> | Is there a homeowner's association for this property?                      |
| <input type="checkbox"/> <b>Yes</b> | <input type="checkbox"/> <b>No</b>            | If yes, has the homeowner's association approved the proposed alterations? |

If you answered yes to any of the above, please attach a copy of the letter approving the project.

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**NATURE OF PROPOSED WORK:** *Please check all that apply*

- ☐ NEW CONSTRUCTION  
☒ EXTERIOR ALTERATION: *Please check all that apply.*  
     ☐ awning                      ☐ fence, gate or garden wall    ☒ HVAC equipment                      ☐ shutters  
     ☒ doors                      ☒ windows                      ☒ siding                      ☐ shed  
     ☒ lighting                      ☐ pergola/trellis                      ☐ painting unpainted masonry  
     ☐ other \_\_\_\_\_  
☒ ADDITION  
☒ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

Please refer to attached Scope of Proposed Work.

**SUBMITTAL REQUIREMENTS:**

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☒ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.  
☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.  
☒ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.  
☒ ☐ Description of the reason for demolition/encapsulation.  
☒ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

**Additions & New Construction:** *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☒ ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
  - ☒ ☐ FAR & Open Space calculation form.
  - ☐ ☒ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
  - ☒ ☐ Existing elevations must be scaled and include dimensions.
  - ☒ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
  - ☒ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
  - ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
  - ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☒ Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_.
  - ☐ ☒ Square feet of existing signs to remain: \_\_\_\_\_.
  - ☐ ☒ Photograph of building showing existing conditions.
  - ☐ ☒ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
  - ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
  - ☐ ☒ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
  - ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** *Check N/A if an item in this section does not apply to your project.*

- N/A
- ☒ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
  - ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
  - ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
  - ☒ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
  - ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature: Erin L. May

Printed Name: Erin L. May

Date: 10/17/2016

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**GENERAL WORK, TYPICAL AT ALL ELEVATIONS**

1. All existing unpainted brick exterior walls to remain. All new brick veneer shall match existing.
2. All existing aluminum k-box style gutters and square downspouts to remain, no work. All new gutters and downspouts shall match existing.
3. All existing chimneys to remain, no work
4. All existing wood trim (fascia, rake, casing, brick mould, siding, etc.) to be repaired or replaced in-kind as needed. All existing and new wood trim shall be painted.
5. All existing windows and exterior doors shall be replaced within existing openings. All replacement and new window units shall be clad wood, SDL double-hung or casement units (refer to elevations). All replacement doors shall be clad wood, SDL 8-lite in-swing units. All existing operable wood shutters/hardware to remain.

**FRONT ELEVATION**

6. Run gas line to existing light fixture.
7. Remove (2) free-standing masonry piers at front walkway entry. Relocate existing metal gate to opening between existing garden wall pier and house.
8. Construct new basement egress areaway [cmu/brick veneer foundation w/ flagstone cap]; with removable metal grate/grill at top.

**REAR AND WEST SIDE ELEVATIONS**

9. Refer to 'East Side Elevation' for notes describing new construction.

**EAST SIDE ELEVATION****EXISTING 2-STORY PORCH**

10. Replace existing non-structural posts at first and second levels with new decorative Tuscan-style mdo/wood, round columns with masonry plinths at first level columns (cmu/brick veneer w/ flagstone cap).
11. At first level Entry Landing, install new flagstone pavers over existing brick landing and steps. Repair/repaint/replace existing metal handrail in-kind. Run gas line to existing light fixture. Replace existing exterior entry door/sidelights with new exterior door and sidelight in existing masonry opening.

**NEW 2-STORY BOX BAY**

12. Remove (1) bowed bay window and (2) double-hung window units. Demolish portion of exterior masonry and encapsulate this area with a new 2-story cantilevered (12" projection) box-bay.
13. Box-bay shall be constructed of 2x6 framing with Hardi-panel and trim siding, painted. Roof shall be low-slope TPO membrane.
14. New First Floor windows shall be a triple segmented arch casement unit; New Second Floor exterior doors shall be an 8-light French door with a metal guardrail to match metal handrail at first level entry landings.

**EXISTING SECONDARY ENTRY**

15. Construct new landing and steps to grade (cmu/brick veneer, flagstone pavers) w/ painted metal handrail.

**NEW FIRST FLOOR BOX BAY**

16. Remove (1) bowed bay window. Demolish portion of exterior masonry and encapsulate this area with a new single story 3'-0" x 10'-0" box-bay.
17. Box-bay shall be constructed of 2x6 framing with Hardi-panel and trim siding, painted on cmu/brick veneer foundation. Roof shall be standing seam metal.
18. New box-bay windows shall be a twin double-hung unit and (2) casement units.

**ATTIC/ROOF LEVEL**

19. At main shed roof, replace existing tin roof with asphalt architectural shingles (black).
20. At front half of house: (2) gable dormers to remain with minor work - existing tin roof to remain, replace existing double-hung window units in-kind, paint all exterior wood.
21. At rear half of house: (2) gable dormers and portion of roof to be demolish for construction of (1) shed dormer. New dormer shall be constructed of 2x6 framing with Hardi-panel and trim siding, painted. Roof shall standing seam metal. Windows shall be casement units, centered on dormer or aligned with units below.

**NEW 2<sup>nd</sup> STORY ADDITION OVER FIRST FLOOR MUDROOM**

22. Demolish existing asphalt shingle shed roof at first floor Mudroom structure.
23. Construct new addition over existing first floor Mudroom structure. Addition shall be constructed of 2x6 framing with Hardi-panel and trim siding, painted. Window at rear elevation shall be a casement unit. Roof shall low-slope EPDM and will contain (2) condensing units behind a painted wood screen.

**END**

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